CITY OF DANA POINT PLANNING COMMISSION AGENDA REPORT

DATE: SEPTEMBER 13, 2021

TO: DANA POINT PLANNING COMMISSION

- FROM: COMMUNITY DEVELOPMENT DEPARTMENT BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT BELINDA DEINES, PRINCIPAL PLANNER
- SUBJECT: COASTAL DEVELOPMENT PERMIT CDP21-0005 TO DEMOLISH A SINGLE-FAMILY DWELLING AND CONSTRUCT A 6,006 SQUARE-FOOT SINGLE-FAMILY DWELLING AND ATTACHED TWO-CAR GARAGE WITHIN THE RESIDENTIAL SINGLE FAMILY 4 (RSF 4) DISTRICT

RECOMMENDATION: That the Planning Commission adopt the attached resolution approving Coastal Development Permit CDP21-0005.

- **APPLICANT:** Nicole and Nick Maroutsos, Property Owners
- **<u>REPRESENTATIVE</u>**: Rory Foubister, Architect
- **REQUEST**: Approval of a Coastal Development Permit to demolish a single-family dwelling and construct a new single-family dwelling and attached two-car garage located within the RSF 4 District, Coastal Overlay District, and the Appeals Jurisdiction of the California Coastal Commission.
- LOCATION: 229 Monarch Bay Drive (APN 670-111-25)

NOTICE: Notices of the Public Hearing were mailed to property owners within a 500-foot radius and occupants within a 100-foot radius on September 3, 2021, published within a newspaper of general circulation on September 3, 2021, and posted on September 3, 2021, at Dana Point City Hall, the Dana Point and Capistrano Beach Branch Post Offices, as well as the Dana Point Library.

ENVIRONMENTAL: Pursuant to the California Environmental Quality Act (CEQA), the project is found to be Categorically Exempt per Section 15303(a) (Class 3 – New Construction) in that the project involves construction of one single-family dwelling in a residential zone.

ISSUES:

- Project consistency with the Dana Point General Plan, Dana Point Zoning Code (DPZC) and Local Coastal Program (LCP);
- Project compatibility with and enhancement of the site and surrounding neighborhood; and
- Project satisfaction of all findings required pursuant to the DPZC and LCP for approval of a Coastal Development Permit (CDP).

BACKGROUND: The subject site is an 10,201 square-foot lot located within the Monarch Bay Homeowners Association, which consists of a built-out neighborhood of single-family dwellings. The site is improved with a 3,071 square-foot, one-story single-family dwelling and attached two-car garage built in 2004. All existing improvements will be demolished, and the existing structure is not identified as a historic resource.

The property is zoned "Residential Single Family 4" (RSF 4), identified in the City's General Plan with a land use designation of "Residential 3.5-7 DU/AC," and is located within the City's Coastal Overlay District (the California Coastal Zone) and the Appeals Jurisdiction of the California Coastal Commission.

DISCUSSION: The project includes demolition of all existing structures, and construction of a new 6,006 square-foot, two-story single-family dwelling with a 504 square-foot attached two-car garage and 674 square feet of mechanical/storage area. The proposed structure consists of a street level upper story with four bedrooms, four bathrooms, an office, and an open concept living, dining, and kitchen area. The lower story, which is primarily subterranean, includes a living room, open courtyard, gym, music room, and mechanical/storage area. The proposed two-car garage meets the covered parking requirement for a single-family residence with four bedrooms and an office.

Development standards for this property are set forth in the City's Zoning Code Chapter 9.09 (Residential Development Standards) specifically for the RSF 4 District. Table 1 summarizes applicable RSF 4 District zoning designation development standards and the project's conformance with those requirements:

Development Standard	Requirement	Proposed	Compliant with Standard
Front Setback	20' minimum	20'-6"	Yes
Side Setbacks	5' minimum	5'; 5'	Yes
Height	24' maximum	24'	Yes
Lot Coverage	45% maximum	39.9%	Yes

Table 1: Compliance with RSF 4 Development Standards

Landscape Coverage	25% minimum	25.5%	Yes
Parking Required	2 car garage	2 car garage	Yes

The applicant proposes a contemporary style with smooth gray stucco and white brick accented by metal roof overhangs, wood siding, and floor-to-ceiling windows and doors. New hardscape and landscape are proposed throughout the site, featuring a pool, exterior fire pit, and outdoor kitchen along the southwest facing rear. The proposed landscape plan will be subject to compliance with DPZC Chapter 9.55, Water Efficient Landscape Standards and Requirements, based on the total rehabilitated landscape area provided onsite. The color/material boards, color renderings, and architectural plans are attached as Supporting Documents 4 and 5.

The project, as designed, complies with all applicable development standards, including setbacks, parking, lot coverage, landscape area, and height limits. No deviations are requested.

Coastal Development Permit CDP21-0005

Pursuant to Section 9.69.040 of the Dana Point Zoning Code, demolition of existing structures and construction of a new single-family dwelling on land located in the City's Coastal Overlay District and the Appeals Jurisdiction of the California Coastal Commission requires approval of a Coastal Development Permit (CDP). The project complies with all applicable provisions of the Dana Point Zoning Code as the project site is already developed and does not impact public access or Environmentally Sensitive Habitat Areas (ESHA).

Section 9.69.070 of the DPZC stipulates a minimum of seven (7) findings to approve a Coastal Development Permit, requiring that the project:

- 1. Be in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 CA Code of Regulations/13096).
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, be in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 CA Code of Regulations/13096).
- 3. Conform with Public Resources Code Section 21000 and following, and there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 CA Code of Regulations/13096).
- 4. Be sited and designed to prevent adverse impacts to environmentally sensitive

habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources.

- 5. Minimize the alterations of natural landforms and not result in undue risks from geologic and erosional forces and/or flood and fire hazards.
- 6. Be visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas.
- 7. Conform to the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs.

The recommended findings for approval of the CDP are outlined in the draft Resolution No. 21-09-13-XX, attached to this report as Action Document 1.

<u>CORRESPONDENCE</u>: On May 24, 2021, the proposed project received approval from the Monarch Bay Association Architectural Control Committee. To date, no additional correspondence has been received.

<u>CONCLUSION</u>: Staff finds that the proposed project is consistent with the policies and provisions of the City of Dana Point General Plan, Dana Point Zoning Code, and Local Coastal Program. The project has been found to comply with all development standards, and staff recommends that the Planning Commission adopt the attached draft Resolution, approving Coastal Development Permit CDP21-0005 subject to the findings and conditions of approval contained therein.

Belinda Deines, Principal Planner

renda Wisneski. Director

Community Development Department

ATTACHMENTS:

Action Documents

1. Draft Planning Commission Resolution No. 21-09-13-XX

Supporting Documents

- 2. Vicinity Map
- 3. Site Photos

- 4. Color and Material Sample Boards
- 5. Architectural Plans

ACTION DOCUMENT 1: Draft Planning Commission Resolution No. 21-09-13-XX

RESOLUTION NO. 21-09-13-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, APPROVING COASTAL DEVELOPMENT PERMIT CDP21-0005 TO DEMOLISH AN EXISTING 3,071 SQUARE-FOOT SINGLE-FAMILY DWELLING AND CONSTRUCT A NEW 6,006 SQUARE-FOOT SINGLE-FAMILY DWELLING AND A 504 SQUARE-FOOT ATTACHED TWO-CAR GARAGE LOCATED WITHIN THE CITY'S COASTAL OVERLAY DISTRICT AT 229 MONARCH BAY DRIVE

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Rory Foubister, (the "Representative") has filed an application on behalf of Nicole and Nick Maroutsos, ("Applicant"), the owners of real property commonly referred to as 229 Monarch Bay Drive (APN 670-111-25) (the "Property"); and

WHEREAS, the Representative filed a verified application for a Coastal Development Permit to allow demolition and construction of a new single-family dwelling at the Property; and

WHEREAS, said verified application constitutes a request as provided by Title 9 of the Dana Point Municipal Code; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt per Section 15303 (Class 3 - New Construction or Conversion of Small Structures) in that the application proposes the construction of one, new single-family dwelling; and

WHEREAS, the Planning Commission did, on the 13th day of September, 2021, hold a duly noticed public hearing as prescribed by law to consider said request; and

WHEREAS, at said public hearing, upon hearing and considering all testimony and arguments, if any, of all persons desiring to be heard, said Commission considered all factors relating to Coastal Development Permit CDP21-0005.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A. That the above recitations are true and correct and incorporated herein by this reference.
- B. Based on the evidence presented at the public hearing, the Planning Commission adopts the following findings and approves CDP21-0005 subject to the following conditions of approval:

Findings:

Coastal Development Permit CDP21-0005

- 1. That the project is in conformity with the certified Local Coastal Program as defined in Chapter 9.75 of this Zoning Code. (Coastal Act/30333, 30604(b); 14 Cal. Code of Regulations/13096) in that the site and architectural design of proposed improvements are found to comply with all development standards of the Dana Point General Plan and Zoning Code (the latter acting as the Local Coastal Program Implementation Plan for the property) and will further General Plan Urban Design Element Goal No. 2, which states that development should "preserve the individual positive character and identity of the City's communities" by effecting new, aesthetically pleasing development of the subject property that is compatible and complimentary to surrounding structures.
- 2. If located between the nearest public roadway and the sea or shoreline of any body of water, that the project is in conformity with the public access and public recreation policies of Chapter Three of the Coastal Act. (Coastal Act/30333, 30604(c); 14 Cal. Code of Regulations/13096) in that while the project is located between the nearest public roadway and the sea or shoreline, the property is an already developed lot zoned for residential use, located within a private, gated community that does not contain public access ways or areas of recreation. Moreover, adequate public access to public tidelands or areas of recreation exist nearby at City, County and State beaches and accordingly, the project conforms to the public access and recreation policies of Chapter Three of the California Coastal Act.
- 3. That the project conforms to Public Resources Code Section 21000 (the California Environmental Quality Act CEQA) and following, that there are no feasible mitigation measures or feasible alternatives available which would substantially lessen any potentially significant adverse impact that the activity may have on the environment. (Coastal Act/30333; 14 Cal. Code of Regulations/13096) in that the project qualifies as Categorically Exempt from review under CEQA pursuant to Section 15303 (Class 3 New Construction or Conversion of Small Structures) in that the application proposes the construction of one new single-family dwelling.
- 4. That the project has been sited and designed to prevent adverse impacts to environmentally sensitive habitats and scenic resources located in adjacent parks and recreation areas, and will provide adequate buffer areas to protect such resources in that the subject property is an already developed parcel containing no environmentally sensitive habitat area (ESHA) and accordingly, proposed improvements would

not result in adverse impacts.

- 5. That the project minimizes the alteration of natural landforms and will not result in undue risks from geologic and erosional forces and/or flood and fire hazards in that the subject site is an already developed property located within an established area of residential uses with little to no natural landforms present and; in that the proposed development will be constructed in conformance with applicable regulations for flood and fire, minimizing undue risks from these or other hazards.
- 6. That the project is visually compatible with the character of surrounding areas, and, where feasible, will restore and enhance visual quality in visually degraded areas in that the proposed project would construct a new single-family dwelling utilizing materials and methods that conform to the development and design standards of the Dana Point Zoning Code and result in development of the property in a manner that is complementary to surrounding development in terms of mass, size and scale.
- 7. That the project conforms with the General Plan, Zoning Code, applicable Specific Plan, Local Coastal Program, or any other applicable adopted plans and programs in that the subject project has been reviewed by Planning and Building/Safety Division staff as well as the Public Works/Engineering Department and found to conform with applicable requirements of the Dana Point Zoning Code (which serves as the implementing document for the General Plan and Local Coastal Program Implementation Plan for the subject property). There are no adopted specific plans that apply to the subject property.

Conditions:

Responsible Departments/Divisions:

- PWE Public Works and Engineering Department
- CD Community Development Department
- PLN Planning Division
- BLD Building Division

General:

1. Approval of this application permits demolition of all existing site improvements and the construction of a new 6,006 square-foot single-family dwelling and 504 square-foot attached two-car garage at 229 Monarch Bay Drive in accordance with the plans on file with the Community Development Department. Subsequent submittals for this project shall be in substantial compliance with the plans presented to the Planning Commission, and in compliance with the applicable provisions of the Dana Point General Plan,

Local Coastal Program Implementation Plan and Zoning Code.

- 2. This resolution shall be copied in its entirety, placed directly onto a separate plan sheet behind the cover sheet of any plans submitted to the City of Dana Point Building/Safety Division for plan check.
- 3. Approval of this application is valid for a period of 24 months (two years) from the noted date of determination. If the development approved by this action is not established, or a building permit for the project is not issued within such period of time, the approval shall expire and shall thereafter be null and void.
- 4. The application is approved as a plan for the location and design of the uses, structures, features, and materials shown on the approved plans. Any demolition beyond that described in the approved plans or any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved by this application, will nullify this approving action. If any changes are proposed regarding the location of, or alteration to the appearance or use of any structure, an amendment to this permit shall be submitted for approval by the Director of Community Development. If the Director determines that the proposed change complies with the provisions, spirit, and intent of this approval action, and that the action would have been the same for the amendment as for the approved site plan, he/she may approve the amendment without requiring a new public hearing.
- 5. Failure to abide by and faithfully comply with any and all conditions attached to the granting of this permit shall constitute grounds for revocation of said permit.
- 6. The Applicant or any successor-in-interest shall defend, indemnify, and hold harmless the City of Dana Point ("CITY"), its agents, officers, or employees from any claim, action, or proceeding against the CITY, its agents, officers, or employees to attack, set aside, void, or annul an approval or any other action of the CITY, its advisory agencies, appeal boards, or legislative body concerning the project. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding.

The Applicant or any successor-in-interest shall further protect, defend, indemnify and hold harmless the City, its officers, employees, and agents from any and all claims, actions, or proceedings against the City, its offers, employees, or agents arising out of or resulting from the negligence of the Applicant or the Applicant's agents, employees, or contractors. Applicant's duty to defend, indemnify, and hold harmless the City shall include paying the CITY's attorney fees, costs and expenses incurred concerning the claim, action, or proceeding. The Applicant shall also reimburse the City

for City Attorney fees and costs associated with the review of the proposed project and any other related documentation.

The Applicant, and their successors-in-interest, shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.

- 7. The project shall meet all water quality requirements. (PWE)
- The Applicant, or Applicant's agent(s), shall be responsible for coordination with water district, sewer district, SDG&E, AT&T California, and Cox Communication Services for the provision of water, sewer, electric, cable television services. The Applicant is responsible to coordinate any potential conflicts or existing easements. (PWE)
- 9. The Applicant shall exercise special care during the construction phase of this project. The applicant shall provide erosion and sediment control. The erosion control measures shall be constructed prior to the start of any other grading operations. The applicant shall maintain the erosion and sediment control devices until the final approval for all permits. (PWE)
- The Applicant, Applicant's agent(s), or successor-in-interest, shall prepare a Waste Management Plan to the City's C&D official per the Dana Point Municipal Code. A deposit will be required upon approval of the Waste Management Plan to ensure compliance. (PWE)

Prior to Issuance of a Grading Permit:

- 11. The Applicant, or Applicant's Agent(s), shall submit an application for a grading permit. The application shall include a grading plan, in compliance with City standards, for review and approval by the Director of Public Works. The applicant shall include all plans and documents in their submittal as required by the current Public Works Department's plan check policies, City of Dana Point Municipal Code and the City of Dana Point Grading Manual and City's Municipal Separate Storm Sewer Systems (MS4s) Permit requirements. (PWE)
- 12. The applicant shall submit a geotechnical report for review and approval by the Director of Public Works. This report shall, at a minimum, involve a discussion of the current development and an assessment of potential soil related constraints and geologic hazards such as slope instability, settlement, liquefaction, and/or related seismic impacts. The report shall also include an evaluation of potentially expansive soils and recommend construction procedures and/or design criteria to minimize the effect of these soils on the proposed development. All reports shall recommend appropriate mitigation measures and provide a statement of the feasibility or

> approval of the project from a geotechnical standpoint. All reports shall be completed in the manner specified by the City of Dana Point Municipal Code, the City of Dana Point Grading Manual, and Orange County Grading Manual. (PWE)

- 13. The project shall meet all water quality requirements including Low Impact Development (LID) implementation. (PWE)
- 14. A performance bond shall be required for the completion of all grading activities up to 100% of the proposed improvements. The grading and final improvements shall be constructed and approved by Director of Public Works, prior to the issuance of a Certificate of Occupancy. (PWE)
- 15. In accordance with the recommendations by the project structural engineer, the temporary shoring walls for lower level excavation and construction will require a separate submittal for review, approval and permitting. A separate application shall be made to the Community Development Department for the required temporary shoring walls. The submittals shall be in accordance with the latest Community Development requirements. (PWE)
- 16. All walls (temporary or permanent) required to be construction to facilitate the grading operations and establishment of the design PAD grades and rough grading certifications for both lower and upper levels shall be issued concurrently with the grading permit. This includes but not limited to temporary shoring walls, permanent shoring walls, property line masonry walls, or other structures as determined by the Director of Public Works. (PWE)
- 17. A separate performance bond shall be required for the construction and continued maintenance of any temporary shoring required to protect all neighboring property, improvements and/or structures. The performance bond may be to 100% of the proposed improvements and/or construction costs. The performance bond for shoring or temporary improvements shall be released by Director of Public Works, when protection of all neighboring improvements is no longer required due to grading or construction operations. (PWE)

Prior to Issuance of a Building Permit:

- Building plan check submittal shall include two (2) sets of the following construction documents: building plans (4 sets), energy calculations, structural calculations, soils/geology report, and drainage plan. (BLD)
- 19. All documents prepared by a professional shall be wet-stamped and signed. (BLD)

- 20. The Applicant, or Applicant's agent(s), shall cause the preparation and submittal of three (3) separate sets of building plans directly to the Orange County Fire Authority for review and approval. A fire sprinkler system or waiver is required from the Fire Chief. (BLD)
- 21. The Applicant, or Applicant's Agent(s), shall submit payment for all supplemental fees, including school, park, water, sewer, and other impact-related fees. (BLD)
- 22. The Applicant, or Applicant's agent(s), shall obtain a grading permit and complete rough grading (establishment of building pads) in accordance with the approved grading plans and reports. (PWE)
- 23. The Applicant, or Applicant's agent(s), shall submit a rough grade certification for review and approval by the City Engineer by separate submittal. The rough grade certification by the civil engineer (the City's standard Civil Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the approved grading plan and shall document all pad grades to the nearest 0.1-feet to the satisfaction of the City Engineer the Director of Community Development. The civil engineer and/or surveyor shall specifically certify that the elevation of the graded pad is in compliance with the vertical (grade) position approved for the project. (PWE)
- 24. The Applicant, or Applicant's agent(s), shall submit a rough grade certification from the Geotechnical Engineer of Record for review and approval by the City Engineer by separate submittal. The rough grade certification by the geotechnical engineer (the City's standard Geotechnical Engineer's Certification Form for Rough Grading) shall approve the grading as being substantially completed in conformance with the recommendation of the project geotechnical report approved grading plan from a geotechnical standpoint. (PWE)
- 25. The applicant shall submit a certification from the Geotechnical Engineer of Record for the required temporary shoring construction for grading operations. The certification shall be submitted for review and approval by the City Engineer by separate submittal. The temporary structure certification by the geotechnical engineer shall approve the construction of temporary structures as being substantially completed in conformance with the recommendation of the project geotechnical report, all field observations, and any field modifications or additional recommendations required. The certification shall state the temporary structures are approved and suitable from a geotechnical standpoint. (PWE)
- 26. An as graded geotechnical report may be prepared by the project geotechnical consultant following grading of the subject site. The report should include the results of all field density testing, depth of reprocessing

> and recompaction, as well as a map depicting the limits of grading. Locations of all density testing, restricted use zones, settlement monuments, and geologic conditions exposed during grading. The report should include conclusions and recommendations regarding applicable setbacks, foundation recommendations, erosion control and any other relevant geotechnical aspects of the site. The report shall state that grading of the site, including associated appurtenances, as being completed in conformance with the recommendations of the preliminary geotechnical report. (PWE)

- 27. The Applicant, or Applicant's Agent(s), shall submit a final Landscape and Irrigation Plan for review and approval by both the Public Works/Engineering Department and the Planning Division. The plan shall include all proposed and existing plant materials (location, type, size, and quantity), an irrigation plan (if irrigation is proposed), site plan and a copy of the entitlement conditions of approval. The plan shall be in substantial compliance with applicable provisions of the Zoning Code, the preliminary plans approved by the Planning Commission and further, recognize the principles of drought tolerant landscaping.
- 28. Prior to commencement of framing, the Applicant, or Applicant's Agent(s), shall submit a setback certification, by survey, that the structure will be constructed in compliance with the dimensions shown on plans approved by the Planning Commission, including finish floor elevations and setbacks to property lines included as part of CDP21-0005. The City's standard "Setback Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed civil engineer/surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval. (CD)
- 29. Prior to release of the roof sheathing inspection, the applicant shall certify by a survey or other appropriate method that the height of the structure is in compliance with plans approved by the Planning Commission and the structure heights included as part of CDP21-0005. The City's standard "Height Certification" form shall be obtained from the Project Planner at time of building permit issuance, completed by a licensed surveyor and be delivered to the Building/Safety and Planning Divisions for review and approval before release of final roof sheathing is granted. (CD)

Prior to Issuance of a Certificate of Use and Occupancy:

- 30. A Final Geotechnical Report shall be prepared by the project geotechnical consultant in accordance with the City of Dana Point Grading Manual. (PWE)
- 31. A written approval by the Geotechnical Engineer of Record approving the grading as being in conformance with the approved grading plan from a

geotechnical standpoint. (PWE)

- 32. A written approval by the Civil Engineer of Record approving the grading as being in conformance with the approved plans and which specifically approves construction for all engineered drainage devices and retaining walls. (PWE)
- 33. An As-Built Grading Plan shall be prepared by the Civil Engineer of Record. (PWE)
- 34. All permanent best management practices, including landscaping, shall be installed and approved by either the project Landscape Architect or the Civil Engineer of Record. (PWE)
- 35. Public Works/Engineering Department final approval will be required for all permits. (PWE)
- 36. The Applicant, or Applicant's agent(s), shall cause the scheduling of a final onsite inspection with the Community Development Department that shall include a review of landscaping, finish architecture/materials and compliance with any outstanding project conditions of approval. All landscaping of the subject property shall be installed (per plan) prior to final inspection by the Planning Division. (CD)

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 13th day of September, 2021 by the following vote, to wit:

AYES:

NOES:

ABSENT:

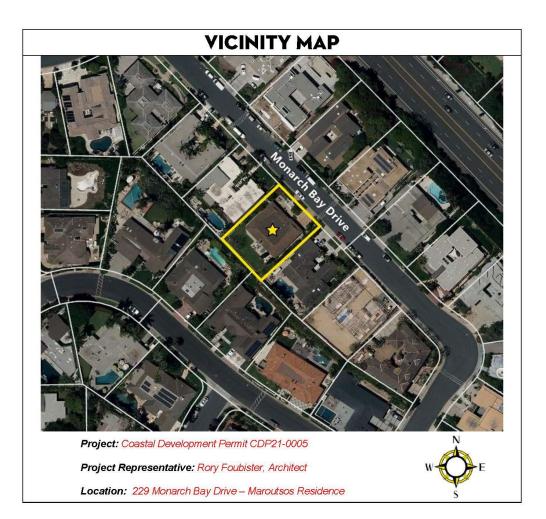
ABSTAIN:

Eric A. Nelson, Chairperson Planning Commission

ATTEST:

Brenda Wisneski, Director Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map



SUPPORTING DOCUMENT 3: Site Photos

ATTACHMENT



FRONT ELEVATION - PROJECT SITE



FRONT ELEVATION - PROJECT SITE



FRONT ELEVATION - ADJACENT PROPERTY, 227 MONARCH



FRONT ELEVATION - ADJACENT PROPERTY, 231 MONARCH



FRONT ELEVATION - ACROSS THE STREET, 228 MONARCH



FRONT ELEVATION - ACROSS THE STREET, 230 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



FOUBISTER ARCHITECTS LAGUNA BEACH, CA, 92651 949-436-2286



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 231 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



SIDE ELEVATION - N. ADJACENT PROPERTY, 227 MONARCH



BACK ELEVATION - PROJECT SITE





SUPPORTING DOCUMENT 4: Color and Material Sample Boards

ATTACHMENT

MAROUTSOS RESIDENCE

229 MONARCH BAY, DANA POINT, CALIFORNIA

08/03/21



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229 MONARCH BAY, DANA POINT

CITY OF DAMA POINT COMMUNITY DEVELOPMENT DEPA

RECEIVED

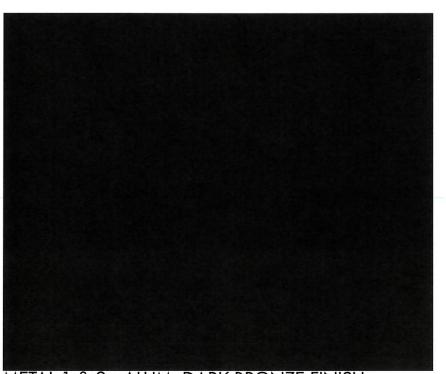


STONE 1 - LIMESTONE TILE



STONE 2 - WHITE BRICK W/ LIME WASH



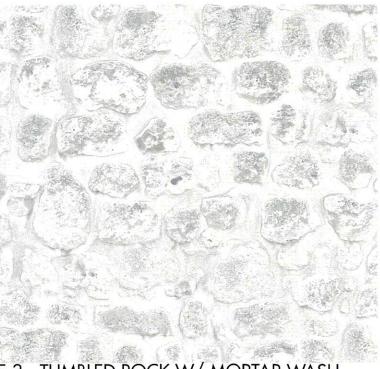


METAL 1 & 2 - ALUM. DARK BRONZE FINISH



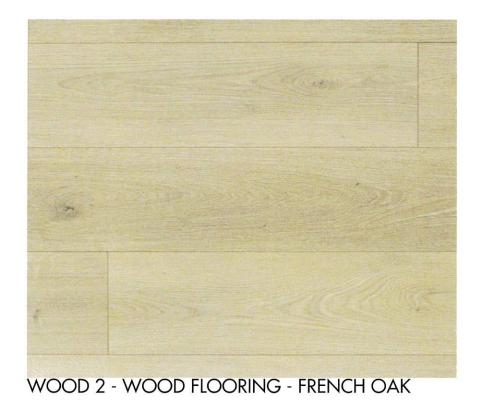


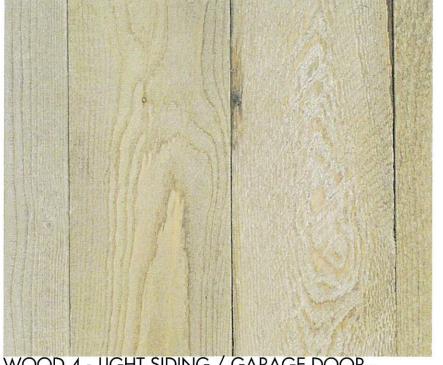
FOUBISTER ARCHITECTS LAGUNA BEACH, CA, 92651 949-436-2286



STONE 3 - TUMBLED ROCK W/ MORTAR WASH

WOOD 1 - WOOD DECKING - RESYSTA - AGED TEAK





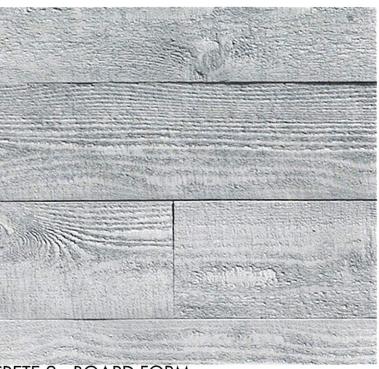
WOOD 4 - LIGHT SIDING / GARAGE DOOR -AQUAFIR DRIFTWOOD



CONCRETE 1 - TECHO-BLOC AQUASTORM PAVERS - GRAY COLOR





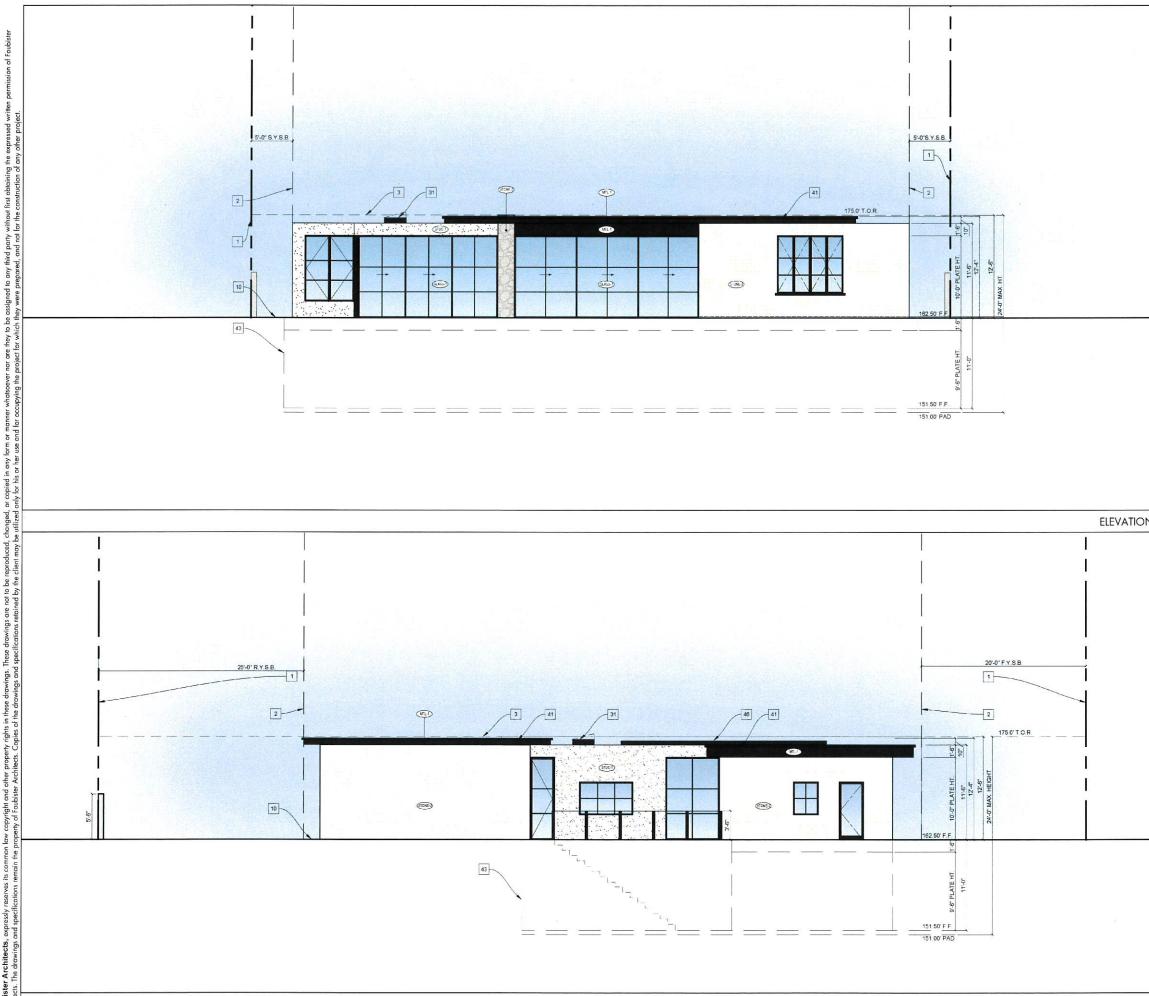


CONCRETE 2 - BOARD FORM



	ANDER * CEUTR AND INNER ARIETTE IN ACHERCE JANDE * CEUTR AND INNER ARIETTE IN ACHERCE JANDE * CEUTR AND INNER ARIETTE IN ACHERCE	
	Tonger - Market SHOWING TO ARCHIECT FROM TO DIDDENG OF FABRICATION.	
	PROPERTY LINE BUILDING SETBACK	
	3 BUILDING HEIGHT LIMIT	
	4 FIXED DATUM / BENCHMARK 5 (E.) SINGLE FAMILY RESIDENCE	F
	6 [N] POOL / SPA	A
	7 ADJACENT BUILDING 8 STREET RIGHT OF WAY	
	9 [N] MAILBOX LOCATION	1100
	10 FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)	
	11 (E) GRADE 12 (N) FINISH GRADE / FINISH SURFACE	
	13 (E) CURB / EDGE OF PAVEMENT	
	14 [N] DRIVEWAY 15 EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCUR5)	
	16 (N) PROPOSED SOLAR AREA (250 SF)	
	17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW 18 (N) FOOL EQUIPMENT, SCREENED IN BASEMENT	
	19 (N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION	
	20 (N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
	21 [E] GAS METER LOCATION. RELOCATE PER GAS CO. 22 [E] WATER METER [REF. CIVIL & SURVEY DWGS]	
	23 (N) GATE - 5'-6" TALL ALUMINUM AND WOOD	
	PROPOSED PANEL 400 AMP MAX (MAINTAIN 36" CLEAR FROM 24 FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/	
	POWER CO. 25 [N] BBQ, PROVIDE GAS AND ELEC. PER OWNER	
	26 (N) PIZZA OVEN	
	27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.	
	28 (N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL 29 (N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.	
	30 FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904 1)	
	31 SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS	
	32 TRASH STORAGE AREA	
	33 42" HIGH GUARDRAIL 34 (N) CURB CUT	
	35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2	
	36 DRAIN LINE, IN WALL/FROM ABV REF CIVIL DWGS.	
	37 GAS FIREPLACE	
	38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE EXHAUST HOOD PER OWNER / DESIGNER, PROVIDE MIN, RATE	
	39 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ.D REGARDLESS OF TYPE	
CTREET	40 FIREPLACE DIRECT VENT 41 3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA	
- STREET	42 (N) 5' STUCCO WALL	
	43 OUTLINE OF BASEMENT 44 POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT	
	45 PARKING SPACES 18-0" X 8-8"	
	46 SOLAR PANELS 47 OUTUNE OF OPEN SKYLIGHT	
	AB (E.) FENCE TO REMAIN	
	KEYNOTES	
	(NDT) WOOD DECKING - AGED TEAK	REVISI
	(WD2) WOOD FLOOPING - FRENCH DAK	
	(RE3) DARK SHCU SUGI BAN WOOD SIDINC	
	UGHT WOOD SIDING / GARAGE DOOR	
	(TUG) DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO	AREAS
	GENED LIMESTONE TILE GENES WHITE BRICK WITH LIME WASH	
	TUMBLED ROCK WITH MORTAR WASH	
	DARK BRONZE BREAK METAL FASCIA	
	DARK BRONZE ALUM TO MATCH FASCIA	
	(TPO ROOF W/ AGGREGATE . *	
	CONC) TECHOBLOC PAVERS - GREY CONC) BOARD FORM CONCRETE - SEE LANDSCAPE DWGS	
	(DAG) CLEAR GLASS	
	(CAS) OPAQUE GLASS	
	(VEG) VEGETATION - SEE LANDSCAPE PLANS	
	MATERIALS	SCALE
	AVALENALS	
	PROPOSED STUD WALL	P.OT D
	EXISTING WALL	DRAW
	SITE WALL/ HARDSCAPE REFER TO SITE PLAN A1 1	SHEET
	EXISTING WALL TO DEMO	
- NORTH	LEGEND	





	ANOP - COOK AND MANY TED BY ADDITED "SAMET - SUMM TED BY AND TED SERVED TO DEEPHO DI NALCATONI "AND - SUMM TED BY AND TED AND TO DEEPHO DI NALCATONI "SAMET - SUMM TED AND TED AND TO DEEPHO DI NALCATONI "HOP - SUMM TED AND TEMPO TED AND TEMPO	FA
	4 FIXED DATUM / BENCHMARK 5 [E] SINGLE FAMILY RESIDENCE 6 [N] POCI, / SPA 7 ADJACENT BULDING 8 STREET RIGHT OF WAY 9 [N] MARBOX LOCATION 10 FS / FG / FG / PAGW / BYD AS OCCURS)	F O U B I S T E R A R C H I T E C T S 949 - 436 - 2286 1200 S. COAST WY, SUIT 8 300A LAGUNA BEACH, C A.
	11 (E) GRADE 12 (N) FINISH GRADE / FINISH SURFACE 13 (E) CURB / EDGE OF PAVEMENT 14 (N) DAYEWAY 15 EDGE OF VALL / ROOF (ABV / BW / BYD AS OCCURS) 16 (N) PROPOSED SOLAR AREA (2SO SF) 17 ACCESS LADDER TO POOL / MECH EQUIPMENT BELOW 18 (N) POOL EQUIPMENT, SCREENED IN BASEMENT 19 (N) A/C EQUIPMENT, SCREENED IN BASEMENT 20 (N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS 21 (E) GAS METER LOCATIONN, RELOCATE PRE GAS CO. 22 (E) GATE5'-6' TALL, ALLIMINUM AND WOOD	DENCE ^{6 2 9}
	PROPOSED PANEL, 400 AMP MAX, IMAINTAIN 36* CLEAR FROM 26 FACE CO PANEL TO ANY OBSTRUCTION), VERIFY LOCATION W/ 205 [N] BBQ, PROVIDE GAS AND BELEC. PER OWNER 26 [N] PIZZA OVEN 27 [N] OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18* A.F.F 28 [N] STRUCTURAL COLUMN / BEAM FER STRUCTURAL 29 [N] TANKLESS WATER HEATER - VERIFY SIZE REO'D W/ MFGR. 30 FAU - PROVIDE GAS S/O ELEC VENTING PER MFGR [CMC 904. 1)	RESI Point, ca, 92
	31 SKYUGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS 32 TRASH STORAGE AREA 33 42" HIGH GUARDRALL 34 (N) CUBE CUT 35 ROCOT DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2 36 DRAIN UNE, IN WALL/FROM ABV REF CIVIL DWGS. 37 GAS FIREPLACE - 38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE EXHAUST HOOD PER OWNER / DESIGNER PROVIDE MIN RATE 91 DOCKMA RATHOR STORAGE SOINE AND DUTED TO	J T S O S rch bav, dana
N - REAR	OUTSIDE ARE & REO.D REGARDLESS OF TYPE 4D FIREFLACE DIRECT VENT 41 3* X 3* GUTTER, BREAK KTL PTD. TO MATCH FASCIA 42 (N) 5* STUCCO WALL 43 OUTLINE OF BASEMENT 44 ANDULY / AC EQUIPMENT AREA SCREENED IN BASEMENT 45 FARKING SFACES 18*0* X8*8* 46 SOLAR PANELS 47 OUTLINE OF OPEN SKYLIGHT 48 (E) FENCE TO REMAIN	M A R O U
	KEYNOTES (0) WOOD DECKING AGED TEAK (0) WOOD FLOORING - FRENCH OAK (0) DARK SHOU SUGI BAN WOOD SIDING	RYSCN.
	UG-IT WOOD SIDING / GARAGE DOOR UNESTONE THE UNESTONE THE WHITE BRICK WITH UME WASH WHITE BRICK WITH MOETRA WASH TUMBLED ROCK WITH MOETRA WASH DARK BROYZE BRILLIN TO NATION FASCIA WHITE BRICK VERT ALTASCIA TOO ROOF W/ AGGREGATE - ¹ / ₂ CEED THE CHOBLOC PAVERS - GREY CEED BLOAD FORM CONCRETE - SEE LANDSCAPE DWGS GEED CLEAR GLASS	ANEAS
	VEGETATION - SEE LANDSCAPE PLANS MATERIALS PROPOSED STUD WALL EXISTING WALL SITE WALL SITE WALL SITE WALL FREER TO SITE	$\frac{3}{16}^{10} = 1^{1} - 0^{10}$ RCT DATE: 08/03/2021 DRAWN BY RF
	EXISTING WALL TO DEMO	A402

LEGEND





















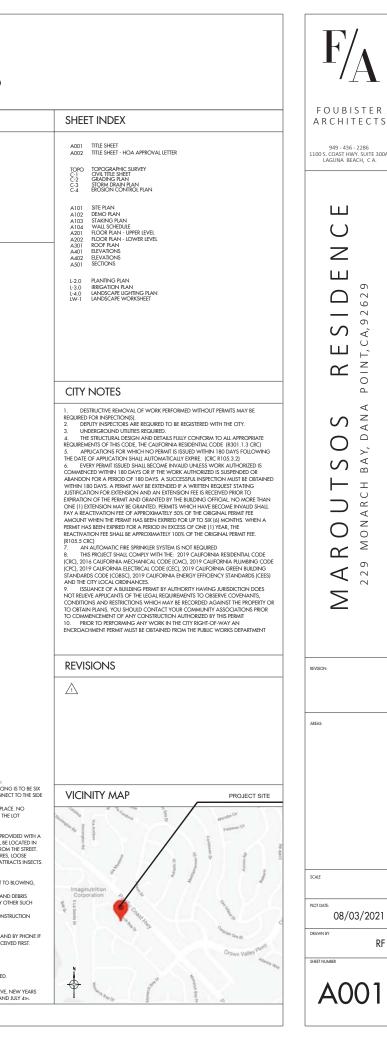
SUPPORTING DOCUMENT 5: Architectural Plans

ATTACHMENT

MAROUTSOS RESIDENCE

229 MONARCH BAY, DANA POINT, CA. 92629

.9									
permiss	GENERAL NOTES	PROJECT TEAM			PROJECT SUMMA	RY			
st obtaining the expressed written other project.	 All work, including materials and workmanship, shall conform to the requirements of local codes, lows, and ordinances and as specified by all by all governing authorities where applicable. Reference is to the latest accepted edition or revision. In the event of conflict with code requirements, that code requirement or note which establishes the higher standard shall toke precedence. The intention of the Contract Documents is to include all labor and materials, equipment, and transportation necessary for the complete and proper execution of the work. The Contractor shall visit the job site prior to bidding any portion of the work. The Contractor shall verify all dimensions and existing conditions prior to beginning work, including but not limited to existing interior wells and rod structures. Shaudd any condition arise where the inter of the drawings is in doubt or where there is a discrepancy between the Contract Documents and the field conditions, or within the Contract or ball work inductively for clarification. Acceptance of these contract documents releases Architect from any liability of inocarator partry of existing conditions whoteever as established by consulting engineers and/or surveyors. 	OWNER: Nick and Nicole Maroutoos 9 Emerald Clen Logura Niguel, CA 92677 949-441-9782 ARCHITECT: Foubister Architects c/c: Roy Foubister, AIA 1100 S Coast Hwy, Suite 300A Logura beck, CA 92651 949-436-2286 SYMBOLS	LANDSCAPE: MD Wilkes Design and Consulting c/c: Michael Wilkes 690 Thalia Street Lagura Beach, CA 92651 949-637-1050 GEOTECH: EGA Consultants Inc. c/c: David Worthington 375-C: Monte Vista Ave Coata Meso, CA 92627 949-642-9309	CIVILENG: Civilscopes Engineering c/a: Will Rolph 28052 Comino Capistrono, Suite 213 Laguna Niguel, CA 92677 949-464-8115	PROJECT ADDRESS 229 MONARCH BAY DRIVE, DANA F ACCESSOR'S PARCEL NUM ARV: 670-111-25 LEGAL TRACT 37.48, LOT 103, DANA POINT PROJECT DESCRIPTION CONSTRUCT NEW SINGLE STORY SIN NEW JACUS NEW SITE WALLS NE	BER , CALIFORNIA, ORANGE COUNT NGLE FAMILY RESIDENCE, NEW (AND LOCA CONSTRUC ZONING D OCCUPAN TY OCCUPAN NUMBER O NUMBER O FIRE SPRINK GARAGE, NEW HAF	1019 CBC, CRC, CMC, CEC, CPC, UCITY ORDINANCES. UCITY ORDINANCES. ETION TYPE: V-B ESIGNATION: RSF 4. CY CLASSIFICATION: RSF 4. CY CLASSIFICATIONS: 1-HR F STORIES: 2 IF BEDROOMS: 4 LIERS (NFPA 13D): FULLY S	PRINKLERED
f any	4. Dimensions are from face of studs or to center of wall as indicated on drawings, unless noted otherwise.	31/VIDOL3			NEW JACOZZI, NEW JIE WALLS, NE	A A/C, AND NEW EXTERIOR IN	IKE I II.		
witho on o	5. Written dimensions take precedence. Do not scale drawings. Walls not dimensioned are to align with existing walls or be abutted or applied to existing walls per drawings. Doors not dimensioned and shown jamb tight shall be set 3° from perpendicular wall to outer edge of door jamb.	2 Section Number	(A) Door symbol - se	ee door schedule			JECT AREAS		
arty	6. Reference to any detail or drawing is for convenience only and does not limit the application of such details or drawings.	A9 Sheet Number	~	- see window schedule	DESCRIPTION HABITABLE AREA	2,637 SF	N) UPPER LEVEL 3,576 SF	(N) LOWER LEVEL 2,430 SF	6,006 SF
ny third p r the cons	7. The design, adequacy and softey of erection bracing, sharing, temporary supports, etc., is the sole responsibility of the Contractor. The Contractor shall be responsible for the stability of the structure and provide necessary bracing prior to the exploration of all shear varying, roof and floor disphoremy, and think metricuts. The Contractor shall be responsible for initiating, and supervising all ladely precultions and	Detail Number	1 Keynote symbol		GARAGE MECH. / STORAGE	434 SF	504 SF N/A	N/A 674 SF	504 SF 674 SF
l to an iot for	programs in connection with the work. 8. The Structural, Mechanical, Plumbing, and Electrical Drawings, as well as the drawings of other consultants, are supplementary to the Architectural	1 Sheet Number	<u> </u>	symbol - see color/fin. list	DESCRIPTION	PROJECT	T DATA - HOA EXISTING	PROPOSED CC	DNFORMS (yes/no)
e assigned red, and ne	Drawings. It shall be the responsibility of the General Contractor to check with the Architectural Drawings before the installation of work shown on the drawings of consultants. The Contractor shall bring any discrepancy between the Architectural Drawings and the drawings of the consulting engineers to the attention of the Architect for clarification. Any work installed in conflict with the Architectural drawings and no torought to the Architects attention shall be corrected by the Contractor at the Cantractor's sequence and no expense to the Owner or Architect.	4 A10 2 Interior Elevation Number	(8°-0°) Ceiling height sy A Equipment symb	mbol ol - see equipment list	MAX. BUILDING HEIGHT SETBACKS: Front Yard	13'-0" 20'-0"	- 25'-4"	13'-0" 20'-6"	YES
to bi	9. Prior to performance of work, the Contractor shall require each subcontractor to notify the Contractor of any work called out in the drawings for his	0.00 12	A Plumbing fixture	s symbol per schedule	Rear Yard Side Yards	25'-0" 5'-0"	40'-0" 9'-4"	27'-0" 5'-0"	YES
ere p	trade that cannot be fully guaranteed. 10. Contractor shall verify the location and size of all openings with all drawings and manufactured items where applicable.	Spot elevation	a Plumbing access	ories symbol per schedule	LOT COVERAGE (MAX. 40%)	10,201 X 0.4 = 4,081 SF 3	1,071 SF = 30.1%	4,080 SF = 39.9%	YES
ir are	11. The Contractor shall supervise and direct the Work and be solely responsible for all construction, means, methods, techniques, sequences,		•			PROJECT	T DATA - CITY - RSI	F-4	
ër no ich #	procedures, safety and for coordinating all portions of the Work. 12. The Contractor here-in agrees to repair or replace any or all work, together with any other adjacent work which may be displaced in connection	ABBREVIATIONS			USE RESIDENTIAL	ZONE	R-L-2	LOT SLOPE (%)	0.3% DNFORMS (yes/no)
tsoev or wh	with such replacement, that may prove to be defective in workmanship or materials within a period of one year form the date of acceptance,			P/A PLANTING AREA	LOT AREA	REQUIRED 8,700 SF	EXISTING 10,201 SF	NO CHANGE	YES
wha ect fo	ordinary wear and unusual abuse or neglect excepted. 13. Contractor shall protect all existing structures, landscaping, materials, etc., during construction. Contractor shall patch and repair all surfaces	A.B. ANCHOR BOLT ABV. ABOVE	F.N.A. F.O.M. FACE OF MASONRY	P.S.I. POUNDS / SQUARE INCH PL. PLATE	LOT WIDTH (AVG.) LOT DEPTH (AVG.)	50'-0" 75'-0"	85'-0" 120'-0"	NO CHANGE NO CHANGE	YES
proj	disrupted or damaged during construction to match existing adjacent surfaces.	A.C. ASPHALT CONCRETE A.F.F. ABOVE FINISH FLOOR	F.O.S. FACE OF STUD FRMG FRAMING	PLAS PLASTER PLY PLYWOOD	MAX. BUILDING HEIGHT SETBACKS:	24'-0"	13'-0"	24'-0"	YES
a the	14. The Contractor shall on a daily basis keep the premises free form all accumulations of waste material or rubbish caused by his employees, subcontractors, or work, and at the completion of the work shall remove all rubbish, debris, equipment, and surplus materials from in and about the	AL ALUMINUM ALT ALTERNATE	FDN FOUNDATION FIN FINISH	POL POLISH, POLISHED PM. PAIR	FRONT YARD REAR YARD	25'-0" 25'-0"	25'-4" 40'-0"	20'-6" 27'-0"	YES YES
pyin o	building and leave the premises "broom clean". 15. Any deviation from the Construction Documents or specifications by the Contractor or Owner without the Architect's approval releases the Architect	APP APPROXIMATE ARCH ARCHITECTURAL BD BOARD	FLR FLOOR FT FOOT FTG. FOOTING	PT. PAINT R RADIUS, RAFTER	SIDE YEARD	10'-0"	9'-4"	5'-0"	YES
occt.	of responsibility and liability in connection with all work so involved.	BLW BELOW BET BETWEEN	GA GAUGE GALV GALVINIZED	R.D. ROOF DRAIN R.O. ROUGH OPENING	LOT COVERAGE (BSC) LANDSCAPING	25% = 2,550.25 SF 4,	0,071 SF = 30.1%	4,080 SF = 39.9% 2,597 SF = 25.5%	YES YES
pied in c e and for	16: Clarifications on and/or inconsistencies with the drawings and specifications shall be brought to the attention of the Architect by the Contractor prior to commencement of work. Additional charges will not be granted based on claims of incomplete, inaccurate, or inconsistent drawings and specifications.	BLDG BUILDING BM BEAM BOT BOTTOM	GAR GARAGE GFF GARAGE FINISH FLOOR G.F.I. GROUND FAULT INTERRUPTOI	R.R. ROOF RAFTER R.S. ROUGH SAWN R RA RETURN AIR REQ REQUIRED	PARKING (COVERED) PARKING (UNCOVERED)	2 COVERED	2 COVERED	2 COVERED	YES YES
or co	17. Prior to any excavation, a meeting will be held on site that will be attended by the project engineer, geologist, project building inspector, general and sharing contractors.	BYN BEYOND BW BOTH WAYS	G.F.R.C. GLASS FIBER REINFORCED CEMENT	RI RISER RM ROOM					
ged, or he	18. A Cal/OSHA permit is required where excavations exceed 5ft and a copy of the permit shall be supplied to the city prior to issuing a building	C.J. CEILING JOISTS C.M.U. CONCRETE MASONRY UNITS C.O. CLEAR OPENING	G.I. GALVINIZED IRON GLS GLASS GR GRANITE	R.O.W. RIGHT OF WAY S STAINLESS		COLOR LEGEND FOR			
chang r his	permit. There shall be no trenches or excavations 5 feet or more in depth into which a person is required to descend, or obtain permit from State of California, Division of Occupational Safety and Health (Cal/OSHA). This permit and any other safety permit shall be obtained prior to commence	C.O. CLEAR OPENING CAB CABINET CLG CEILING	GR GRANTE GRD GRADE GYP. BD. GYPSUM BOARD	S.C. SOLID CORE SCH. SCHEDULE	NO. ITEM	MATERIAL MFR.	NAME	OLOR COMMENTS	
s, be Je fe	any work. Contact Cal/OSHA at 714-558-4451 for additional information.	CEG CEILING CEM CEMENT CER CERAMIC	H.M, HOLLOW METAL H.C. HOLLOW CORE	SECT. SECTION SH SHELF	1 ROOF 2 WALLS - FIELD	TPO W/ GRAVEL A1 GRIT STUCCO	DEL RIO DOVE	SMOOTH FINISH	_
roduc ed or	 The requirements of the 2019 edition of the California Building Code and 2019 California Residential Code (Title 24) have been taken in consideration. 	CLR CLEAR COL COLUMN	HC HANDICAPPED HD HIGH DENSITY, HOLD DOWN	SHTG SHEATHING SHWR SHOWER	3 WALLS PACCENT	DARK WD. SIDING MONTANA TIMB		Siles in their	
e repi	20. All new utilities will be underground to nearest utility pole.	CONC CONCRETE CONN CONNECTION	HDW HARDWARE HR HOUR	SIM SIMULAR SPEC SPECIFICATIONS	4 FASCIA TRIM	BREAK METAL	DARK BRONZE		
to be V be	21. The responsible certified geotechnical engineer will inspect and approve all grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineered fill, a soils engineer shall provide the inspection and approval.	CONST CONSTURUCTION CONT CONTINUOUS	HT HEIGHT HRT. HEATER	SQ SQUARE ST. STREET	5 WOOD TRIM 6 WINDOWS	N/A ALUMINUM WESTERN	DARK BRONZE	SIMULATED STEEL	_
e not	22. Licensed civil engineer/ Architect that prepared the drainage plan shall certify at the completion of the project that the site drainage is in substantial	CONTR CONTRACTOR D DEPTH	I.D. INSIDE DIAMETER IN INCH	STD STANDARD STL STEEL	7 GARAGE DOOR	WHITE OAK ZEIGLER	DNUNZE		
gs are clien	compliance with the approved drainage plan. 23. The plans shall comply with the 2019 California Codes. CBC, CRC, CPC, CMC, CEC and CGBS, 2016 Energy Code and all applicable local codes	D.F. DRINKING FOUNTAIN, DOUGLAS FIF D.S. DOWNSPOUT	R INS. INSULATION INT. INTERIOR	STN STONE STUC STUCCO STRUCT STRUCTURAL	8 ENTRY DOOR	GLASS WESTERN	-		_
y the	and ordinances.	DB. DOUBLE DET DETAIL	JAN. JANITOR JT. JOINT	STRUCT STRUCTURAL SYM SYMMETRICAL T&B TOP AND BOTTOM	9 EXTERIOR DOORS 10 GUTTERS	GLASS WESTERN METAL	-	KYNAR 300	
e dro	24. Project shall comply with NPDES, SUSMP and BMP requirements. 25. Contact dig alert prior to digging.	DIA DIAMETER DIM DIMENSION	KIT. KITCHEN L. LENGTH	T&G TOUNGE AND GROOVE T TREAD. TEMPERED GLASS	11 WROUGHT IRON	N/A			
. Thes retair	26. Structural observations by design engineer.	DN DOWN DR DOOR	LAV. LAVATORY M.C. MEDICINE CHEST	TC TOP OF CONCRETE / CURB / CHIMNEY TD TOP OF DECK	12 GARDEN WALLS 13 GATES	STUCCO IPE & METAL	DOVE DARK BRONZE	SMOOTH FINISH	
vings.	27. Owners on adjacent properties that must underpin their buildings due to the proposed excavation shall be notified in writing ten days prior to	DWG DRAWING DWR DRAWER	M.O. MASONRY OPENING MAS. MASONRY MAX. MAXIMUM	TP TOP OF PLATE TT TOP OF TRELLIS	14 DRIVEWAY	PAVERS TECHO-BLO		AQUASTORM PAVER	
drav ificat	beginning the excavation. Copies of these notification letters shall be provided to the city prior to beginning the excavation. 28. Termite protection. In geographical areas where hazard of termite damage is known to be very heavy, wood floor framing shall be of naturally	E.N. EDGE NAIL(ING) E.W. EACH WAY EA EACH	MAX. MAXIMUM MECH. MECHANICAL MED. MEDIUM	TR TOP OF ROOF TRAIL TOP OF HANDRAIL	15 HARDSCAPE	DECKING & TILE		LIGHT LIMESTONE TILE & RESYSTA DECKING	
hese spec	durable species (termite resistant) or preservative treated in accordance with AWPA UI for the species, product preservative and end use or provided with approved methods of termite protection. 2304.11.6 FIGURE 2603.8	ELEC ELECTRIC, ELECTRICAL ELEV ELEVATION	MFG. MANUFACTURER MIN. MINIMUM	TW TOP OF WALL TEL TELEPHONE	16 LOW SITE WALLS	CONCRETE		LIGHT GRAY BOARD FORM CONCRETE	_
ts in t and	29. Wood supported by exterior foundation walls. Wood framing members, including wood sheathing, that rest on exterior foundation walls and are	E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM	MISC. MISCELLANEOUS MTD MOUNTED	THK THICK TYP TYPICAL	18				
righ vings	less than 8 inches (203 mm) from exposed earth shall be of naturally durable or preservative-treated wood. 2304.11.2.2 30. Fasteners for preservative treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze	EQ EQUAL EQUIP EQUIPMENT	MTL. METAL [N] NEW	U.N.O. UNLESS NOTED OTHERWISE UR URINAL V.T.R. VENT THROUGH ROUGH	19 20				-
property f the drar	or copper. The coating weights for zinc-coated fasteners shall be in accordance with ASTM A 153. 2304.9.5. Exception: Fasteners other than nails, fimber rivets, wood screws and lag acrews shall be permitted to be of mechanically deposited zinc coated steel with acriting weights in accordance with ASTMERSQ, Class 55 minimum. 2304.9.5. Exatenings for wood foundations shall be as required in APTRA Technical Report No. 7	ESMT EASMENT EXH EXHAUST [E] EXISTING EXP EXPOSED	N.İ.C. NOT IN CONTRACT N.T.S. NOT TO SCALE NAT. NATURAL O.C. ON CENTER	W WIDE, WIDTH W/ WITH W.C. WATER CLOSET, WALL COVERING	JOB SITE HOUSEKEEPING THE LOT AND STREET ADJACENT TO TI				I BY OBSERVING THE FOLLOWING RULES:
other bies c	31. Provide house street number visible and legible from the street with a minimum size of 4" high and 1/2" wide (CRC R319.1)	F.N. FIELD NAILING FACE OF CONCRETE	O.D. OUTSIDE DIAMETER OPN. OPENING	WD WOOD WP WATERPROOF W.R. WATER RESISTANT		RTEEN (14') FEET CHAIN LINK PAN	NELS WITH TAN OR O	GREEN MESH SCREENING. ONE F	OURTEEN (14') FOOT PANEL SHALL CONN
n Q	32. Provide portable toilet and hand-wash per OSHA regulations or construction workers can use the restroom inside the house. 33. Special inspector shall register with the City.		OPP OPPOSITE	W.N. WATER REGISTRAT	b. CONSTRUCTION MATERIALS, S	UPPLIES, EQUIPMENT, TOOLS AND	O OTHER SUCH ITEMS	S SHALL BE STORED ON THE LOT	ON WHICH CONSTRUCTION IS TAKING PL STREET OR ANY OTHER LOT, EVEN WITH TH
right itects	34. Prior to final inspection shall register with the City. 34. Prior to final inspection the licensed contractor, architect or engineer in responsible charge of the overall construction must provide to the building					PLACED ON THE LOT AND EMPTIE			
copy	department official written verification that all aplicable provisions from the Green Building Standards Code have been implemented as part of the construction. CGC 102.3				BI-WEEKLY CHEMICAL MAINTENANCE	PROGRAM. THESE UNITS SHALL B	E MAINTAINED IN A	CLEAN, SANITARY AND ODORLE	TOILET IN GOOD CONDITION SHALL BE PR ESS CONDITION. TOILET FACILITIES SHALL B
i law ister	35. Compliance with the documentation requirements of the 2019 Energy Efficiency Standards is necessary for this project. Registered, signed, and				e. A FORTY (40) GALLON COVER	D GARBAGE CONTAINER SHALL E	BE PLACED ON THE L	OT FOR ALL ORGANIC TRASH, BO	E FACES TOWARD THE HOUSE, AWAY FRC DTTLES, CANS, FRUIT PEELINGS, PITS, CORE
common / of Foubi	dated copies of the appropriate CFIR, CF2R, and CF3R forms shall be made available at necessary intervals for Building Inspector review. Final completed forms will be available for the building owner.				THEREFORE, THE GARBAGE CONTAIN	ER LID MUST BE REPLACED ON THE	E CAN AFTER EACH	USE AND THE CAN EMPTIED WHE	AL CAUSES UNPLEASANT ODORS AND ATT
s cor					 MEASURES TO BE TAKEN FOR I g. THE JOB SITE SHALL BE POLICED SUCH AS ROOFING PAPER, INSULATION 	OUST CONTROL ON LOT DURING AT THE END OF EACH SHIFT TO :	SEE THAT ALL TRASH	IS PICKED UP AND PUT IN THE PR	ROPER CONTAINER. ANY TRASH SUBJECT TO
ves it roper					h. AT THE END OF EACH SHIFT DU	JRING CONSTRUCTION, THE STREE	ET AND GUTTERS AD	JACENT TO THE JOB SITE SHALL I	BE SWEPT AND ALL DIRT, ROCKS, SAND AN OT PERMITTED. EXCESS DIRT, FILL OR ANY O
reserves its o the property	1				MATERIAL SHALL NOT BE DUMPED OR i. JOB SITE CONSTRUCTION TRAI	STORED ON THE STREET OR ON A LERS NOT BUILT FOR CONSTRUCTI	ANY OTHER LOT. ION OFFICE PURPOS		AVEL TRAILERS ARE NOT PERMITTED). CONS
essly 1ain 1						OF MUSIC BY ANY MEANS IS NOT	PERMITTED ON THE		
:chitects , expressly specifications remain						ATION SITUATIONS IS EXPECTED \			HE OWNER/CONTRACTOR IN WRITING AN RITING OR BY PHONE, WHICHEVER IS RECE
ects icatio					m. IF THESE RULES CAUSE A TEMP	ORARY HARDSHIP, RELIEF CAN BE	REQUESTED IN WRIT	TING FROM THE BOARD OF DIREC	CTORS.
chitt oecifi					a. ENTRY AND EXIT OF CONSTRU	CTION PERSONNEL IS TO BE BY TH	HE CONSTRUCTION		ET, "FINISHING" WORK WILL BE PERMITTED
er Ar					CONSTRUCTION MAY ONLY BE CONE OCTOBER 1 - APRIL 30: MONDAY - FRI	DAY, 8:00 AM - 5:00 PM	HOURS:	HOLIDAYS ARE CHRISTM	YS - NO WORK PERMITTED. AS EVE, CHRISTMAS DAY, NEW YEARS EVE
biste ings c	l				MAY 1 - SEPTEMBER 30: MONDAY - FF	IDAY, 7:00 AM - 5:00 PM		DAY, FOUR DAY THANK	SGIVING, MEMORIAL DAY, LABOR DAY AN



MONARCH BAY

May 24, 2021

via e-mail

Nick and Nicole Maroustos 229 Monarch Bay Drive Monarch Beach, CA 92629

RE: 229 MONARCH BAY DRIVE NEW HOME CONSTRUCTION PLAN DATED 4/28/21 BY FOUBISTER ARCHITECTS

Dear Mr. and Mrs. Maroustos,

We are pleased to advice that the Monarch Bay Association Architectural Control Committee approved your new home construction plans at our meeting earlier today. We are attaching a scanned signed approval on a reduced plan sheet as an alternative to stamping plans which is challenging due to our "work from home" requirement at this time.

The landscape/hardscape plans will be reviewed as a separate submittal.

It will be necessary to submit a construction deposit of \$25,000 (made payable to the Monarch Bay Association) which will be refunded minus any applicable road use fees per the attached schedule, at the successful completion of your construction project.

Attached are the construction rules to share with your contractor to ensure they know what is expected of them while working in the Monarch Bay community.

The Committee truly appreciates your on-going cooperation and wish you luck with your project.

Respectfully,

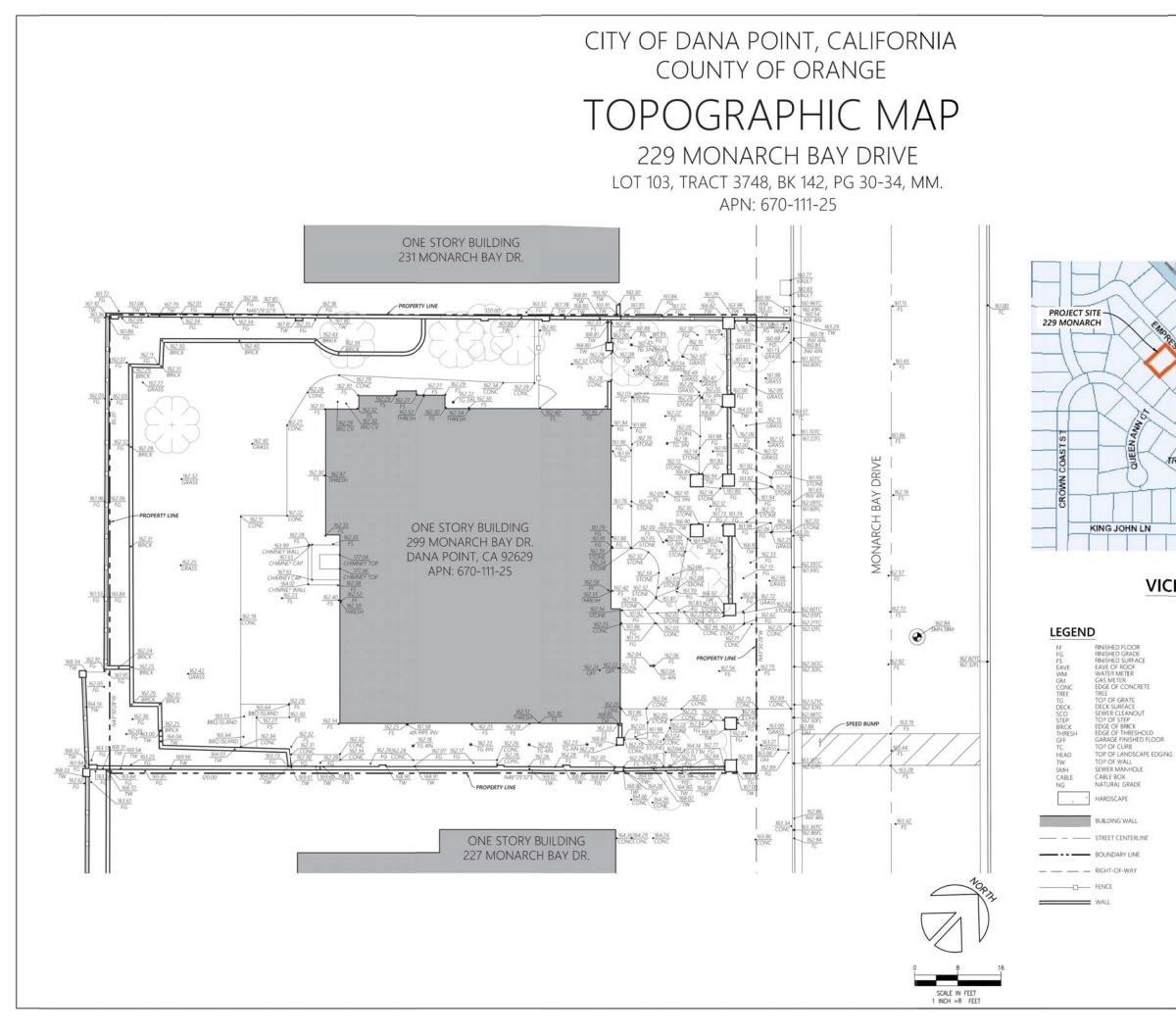
THE MONARCH BAY ASSOCIATION ARCHITECTURAL CONTROL COMMITTEE

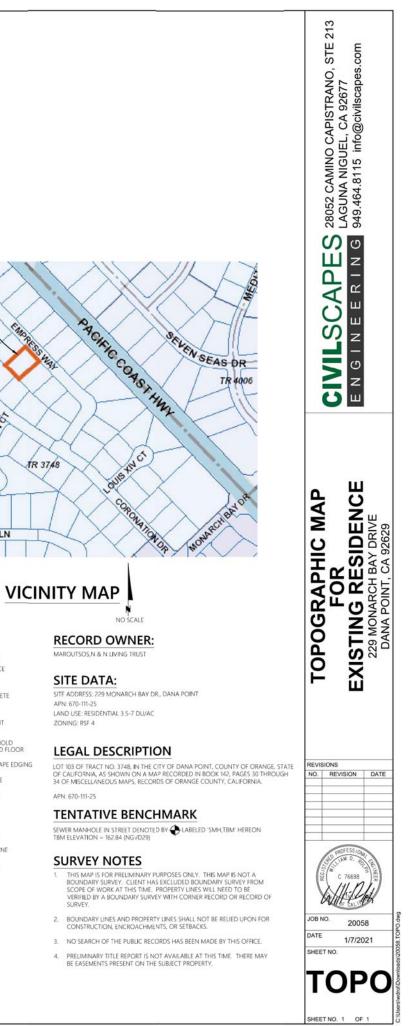
CC: Board Architectural Control Committee Foubister Architects via email MB/229/arch/new home approval/05.24.21

KEYSTONE | 949.833.2600 | kppm.com reconnect@keystonepacfic.com monarchbayhoa.com

community

FOUBISTER ARCHITECTS
949 - 436 - 2286 1100 S. COAST HWY. SUITE 300A LAGUNA BEACH, C A.
R E S I D E N C E
MAROUTSOS 229 MONARCH BAY, DANA
RENSION:
ANEAS:
SCALE
PLOT DATE: 08/03/2021
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CITY OF DANA POINT, CALIFORNIA **GRADING & DRAINAGE PLAN**

PROPOSED RESIDENCE

229 MONARCH BAY DRIVE

42. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE CITY ENGINEER OR HIS DESIGNEE THE AMOUNT OF EARTH MOVED DURING THE

IN THE EVENT THAT SUIL CONTAMINATION IS DISCOVERED DURING EACAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND CITY GRADING.

48. SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8871 OF THE BUSINESS AND PROFESSIONAL CODE.

IN THE CASE EMERGENCY WORK IS REQUIRED, CONTACT AMMAR ALI-ALI AT PHONE NUMBER 949.297.7118

2. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE CITY OF DANA POINT THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.

3. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.

MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY

AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1, ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE CITY OF DANA POINT BETWEEN OCTOBER 1 AND APRIL 30. APPROVED SLOPE PROTECTION MEASURES SHALL PROCED IMMEDIATELY BEHIND THE EXPOSURE

CATCH BASINS, DESILTING BASINS, STORM DRAIN SYSTEMS AND ANY OTHER REQUIRED BEST MANAGEMENT PRACTICES (BMPS), SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY OF DANA POINT.

SAND OR GRAVEL BAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE CITY OF DANA POINT IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE CITY OF DANA POINT.

OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES

THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL

GRADING NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE CITY OF DANA POINT AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, AL COPY OF ORANGE COUNTY RDING STANDARD PLANS SHALL ALSO BE RETAINED ON THE
- 2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE CITY GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOL ENGINEER, ENGINEERING GEOLOGIST, CITY GRADING INSPECTOR AND WHEN REQUIRED. THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THIS MEETING.
- 3 ISSUANCE OF A GRADING PERMIT DOES NOT FUMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- 5. RETAINING WALLS/BLOCK WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT
- 6. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY THE PUBLIC WORKS DEPARTMENT, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- 10. FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER ORANGE COUNTY RDMD STANDARD PLAN NO. 1322.
- 11. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYON, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH DEPORCENCY CANYON TIVE CANYON
- 12. SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION
- 13. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
- WRITING BY THE SOIL ENGINEER AND THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO PLACING FILL 14 AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN
- 15. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- 16. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EOUIVALEN
- 17. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2 FOOT HORIZONTAL TO 1 FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- 18. ALL CUT SLOPES SHALL BEINVESTIGATED BOTH DURING AND AFTER GRADING BY ALL CUT SLOPES SHALL BEINVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- 19. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOL ENGINEER, THE SOLL ENGINEER SHALL SUBMIT DESIGN, LOCATION AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOLL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- 20. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- 21. ALL TRENCH BACKFILLS SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE SECTION 8.01.420.
- 22. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.

- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY (714-433-6287 OR 714-433-6288). A PERMIT IS REQUIRED.
- 24. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF THE CITY BUILDING INSPECTOR.
- 25. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE PRIOR TO EXCAVATION
- 26. EXPORT SOIL MUST BE TRANSPORTED TO A CERTIFIED RECYCLING FACILITY OR TO A PERMITTED SITE IN ACCORDANCE WITH THE CITY'S CONSTRUCTION AND DEMOLITION (CAD) ORDINANCE (MUNICIPAL CODE SECTION A:12). A VALID CAD APPLICATION MUST APPROVED AND ON FILE WITH THE PUBLIC WORKS AND ENGINEERING DEPARTMENT.
- 27. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS (SECTION 8.01.280 OF THE GRADING CODE)
- 29. THE PERMITTEE SHALL GIVE RESPONSIBLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- EROSION CONTROL INCLUDED ON THESE SHEETS FOR EROSION CONTROL ARE GENERAL NOTES, STANDARDS AND GUIDELINES FOR THE IMPLEMENTATION OF EROSION, SILTATION AND SEDIMENT CONTROL AND OTHER BEST MANAGEMENT PRACTICES (BMPS) PROPOSED FOR THIS PROJECT. HOWEVER, THE OVERALL GOAL IS THAT ANY WATER THAT LEAVES THE SITE BE FREE AND CLEAR OF POLLUTANTS AT A RATE THAT DOESN'T CAUSE DOWN STREAM EROSION. THE CITY MAY REQUIRE ADDITIONAL BMPS AT ANY TIME TO

- 33. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE

- 35. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING AND EQUIPMENT OPERATIONS WITHIN ONE-HALF MILE OF A STRUCTURE FOR HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 5:00 P.M. AND 7:00 A.M. NOR ON SATURDAYS, SUNDAYS AND CITY OF DANA POINT RECOGNIZED HOLIDAYS.

- SECOGNIZED HOLIDAYS.
 a. ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1,000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATING AND MAINTAINED MUFFLERS.
 b. ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
 c. STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICABLE FROM DWELLINGS AND WITHIN THE LIMITS OF GRADING PERMIT.

GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. GRADING AND EACAVATION SHALL BE HALFED DORING PERIODS OF HIGH WINDS. ACCORDING TO AIR QUALITY MANAGEMENT DISTRICT (AQMD) MEASURE F-A HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS. SUCH AS SANTA ANA WIND CONDITIONS.

- ASPHALT SECTIONS MUST BE PER CODE: PARKING LOTS = 3 A/C OVER 10" (COMM) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE CITY GRADING INSPECTOR. THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON 'R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC
- 37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD PLAN NO. 1805
- 38. AGGREGATE BASE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF ORANGE COUNTY RDMD STANDARD NO. 1804.
- 39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTU ED SLOPES. ROOF GUTTERS SHALL BE DIRECTED TOWARDS VEGETATED AREAS WHERE FEASIBLE.
- 40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SCALE HIGH POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- PROPOSED HARDSCAPE AREA: TOTAL IMPERVIOUS AREA: 41. ROUGH GRADE CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR PRIOR TO ROUGH GRADE RELEASE. THE CERTIFICATION SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION TEMPLATES.



- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH ½ INCH MINIMUM AGGREGATE CLEAN AND FREE OF CLAY, ORGANIC MATTER AND OTHER DELETERIOU
- 12 SHOULD GERMINATION OF HYDROSEEDED SLOPES FAIL TO PROVIDE FEFECTIVE COVERAGE (90%) OF GRADED SLOPES PRIOR TO NOVEMBER 15, THE SLOPES SHALL BE STABILIZED BY PUNCH STRAW.
- 13. PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFF PARTS 117 AND 302

STORMWATER PROTECTION NOTES:

- DURING THE RAINY SEASON. THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE DURING THE RAINY SEASON, THE AMOUNT OF EAR-OSED SUIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. 125% OF ALL SUPPLIES NEEDED FOR BMP MEASURES SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN.
- . NO AREA BEING DISTURBED SHALL EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE CITY OF DANA POINT'S SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 15 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS AR INSTALLED, THE DISTURBED AREA SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION, SILTATION AND SEDIMENT CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
- . THE PROPERTY OWNER IS OBLIGATED TO ENSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPS (BEST MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN MANAGEMENT PRACTICES) THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS ON THIS PROJECTS CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE INSTALLATION AND MAINTENANCE OF THE BMPS IS THE PERMITTE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPS MAY RESULT IN ENFORCEMENT ACTION BY THE CITY OF DANA POINT OR OTHERS. IF INSTALLED BMPS FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE WITHIN 24 HOURS, OR AS SOON AS SAFE TO DO SO.

DRAINAGE NOTE

L SITE DRAINAGE SHALL BE IN ACCORDANCE WITH THE 2016 CALIFORNIA BUILDING COD THE DANA POINT MUNICIPAL CODE. DRAINAGE FROM POOL EQUIPMENT AREA SHA AIN TO A LANDSCAPE AREA OR SANITARY SEWER AND NOT DISCHARGE TO THE AREA AIN SYSTEM

SOURCE OF SURVEY OWNER

WILL ROLPH IVII SCAPES ENGINEERING INC 28052 CAMINO CAPISTRANO, STE 213 AGUNA NIGUEL, CA 49 464 811

- THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION AND THE DEVIATION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELEVED OF THE SAME BY THE CITY OF DANA POINT. THE DEVELOPER TO REMOVE ALL SOLI INTERCEPTE BY THE SANDGRAVE BAGS, CATCH BASINS AND THE DESILTING BASINS AND OTHER BMPS, AND KEEP THESE FACILITIES CLEAN AND RREE OF SILT AND SAND AS DIRECTED BY THE CITY OF DANA POINT. THE DEVELOPER L REPAIR ANY ERODED SLOPES AS DIRECTED BY THE CITY OF DA
- 9. BMPS SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE LEGAL DESCRIPTION APPROVAL OF THE PUBLIC WORKS INSPECTOR

IMPERVIOUS SURFACE AREA

PROPOSED BUILDING AREA

OVER-EX SHRINKAGE(±5%) L510 CY (EXPORT)

EARTHWORK QUANTITIES

CITY OF DANA POINT, PUBLIC WORKS & ENGINEERING SERVICES

IGINEER			DATE	
DTHER GEN	NERAL ENGIN	EERING A		CITY STANDARDS

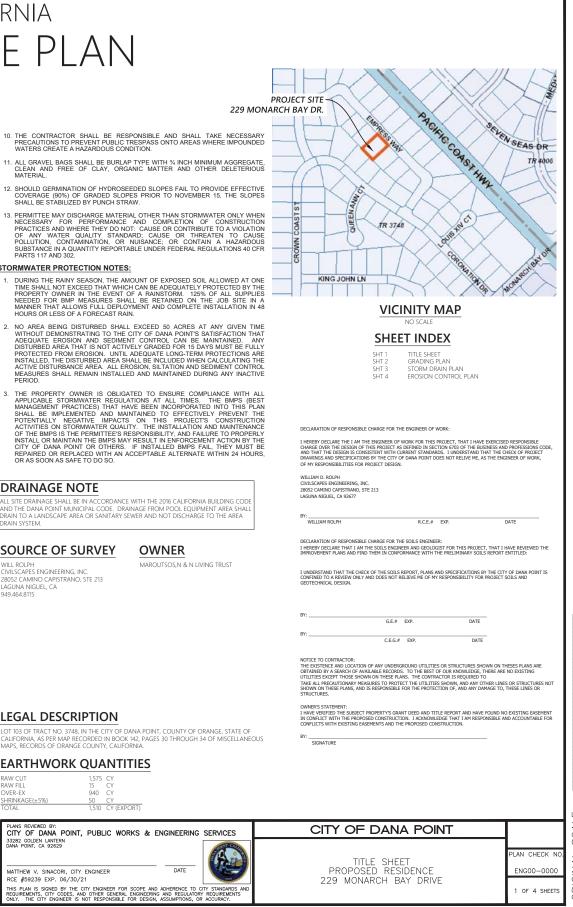
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ards/	REVISIÓN	DESCRIPTION	APPROVED	DATE	SCALE:	DESIGNED:	DRAWN:	CHECKED:	PLANS PREPARED BY:	BENCHMARK	PLANNING DEPARTMENT	DANA POINT, CA 92629
opue			-		1"=8"	WR	AN/KH/WR	WR	CIVILSCAPES	SEE SHEET 1, TITLE SHEET.	THIS PLAN HAS BEEN REVIEWED FOR ZONING ONLY AND MEETS THE REQUIREMENT OF THE DANA POINT MUNICIPAL CODE:	
to S					ACAD FILE NO.	, 131 M	/	7/28/2021	ENGINEERING			MATTHEW V. SINACORI, CITY ENGINE
s S						Will left	1	DATE	28052 CAMINO CAPISTRANO, STE 213			RCE #59239 EXP. 06/30/21
Form					PROJECT NO. 20058	ENGINEER OF WO) 3K		LAGUNA NIGUEL, CA 92677 949.464.8115		CITY PLANNING DEPARTMENT	THIS PLAN IS SIGNED BY THE CITY ENG REQUIREMENTS, CITY CODES, AND OTHER ONLY. THE CITY ENGINEER IS NOT RES

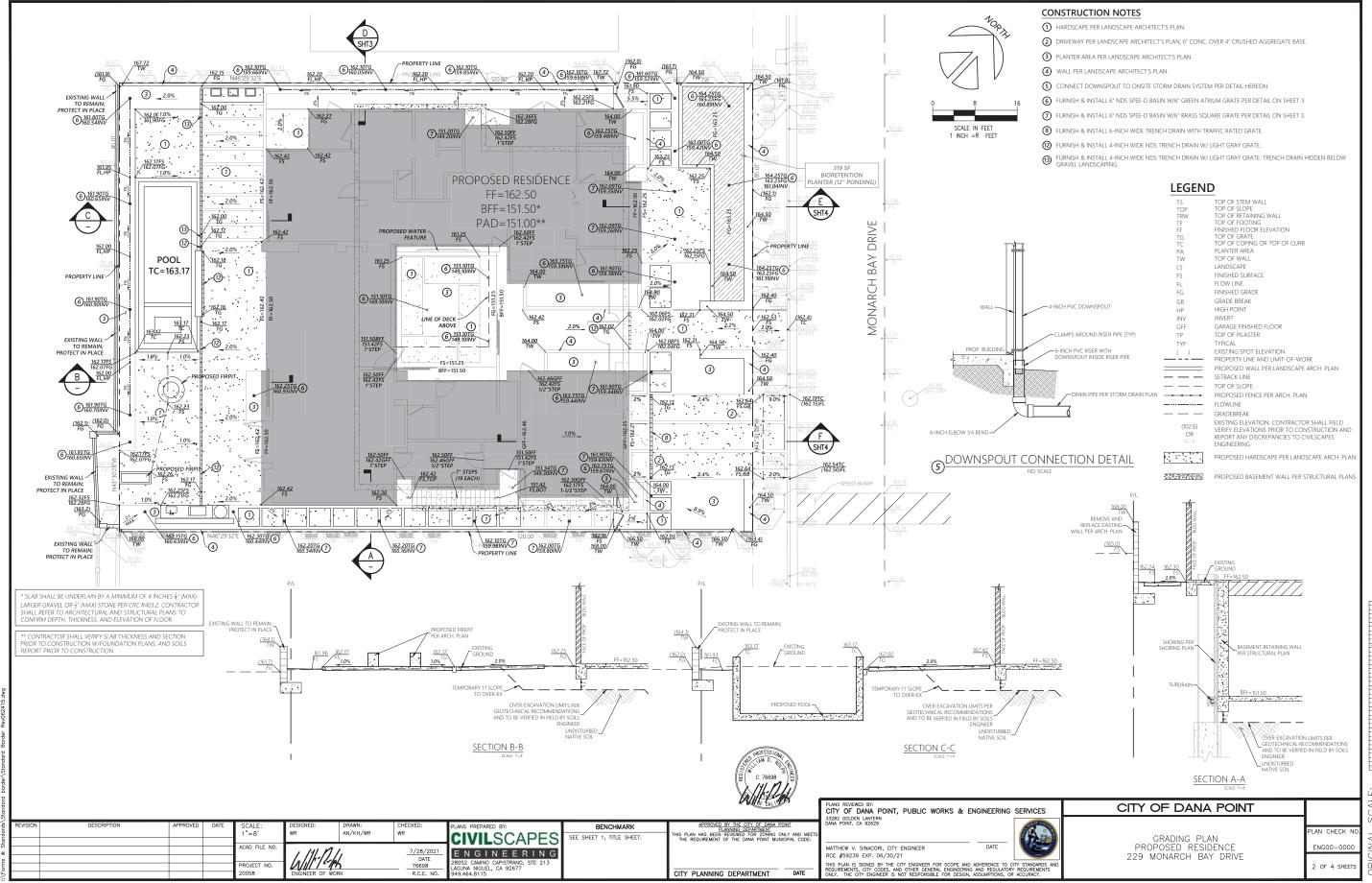
- GRADING OPERATION. 43. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTION AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING 44. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO

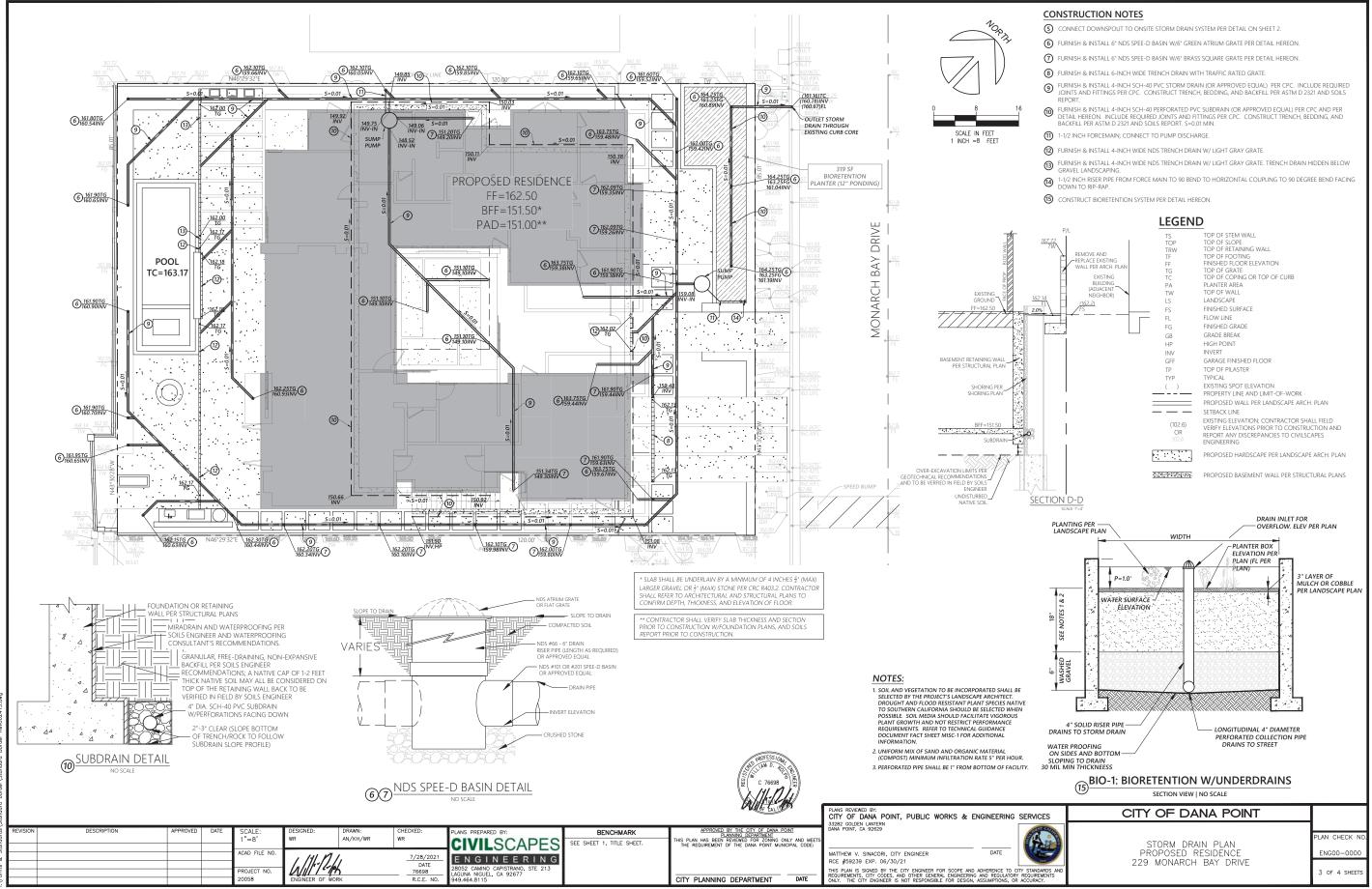
- 28. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE INPLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE DERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN 46. PRIOR TO FINAL INSPECTION OR FINAL APPROVAL, FINAL GRADING CERTIFICATIONS FROM THE ENGINEER-OF-WORK AND THE GEOTECHNICAL ENGINEER-OF-WORK SHALL BE SUBMITTED TO THE GRADING INSPECTOR. THE CERTIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD CERTIFICATION SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD 47 IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION

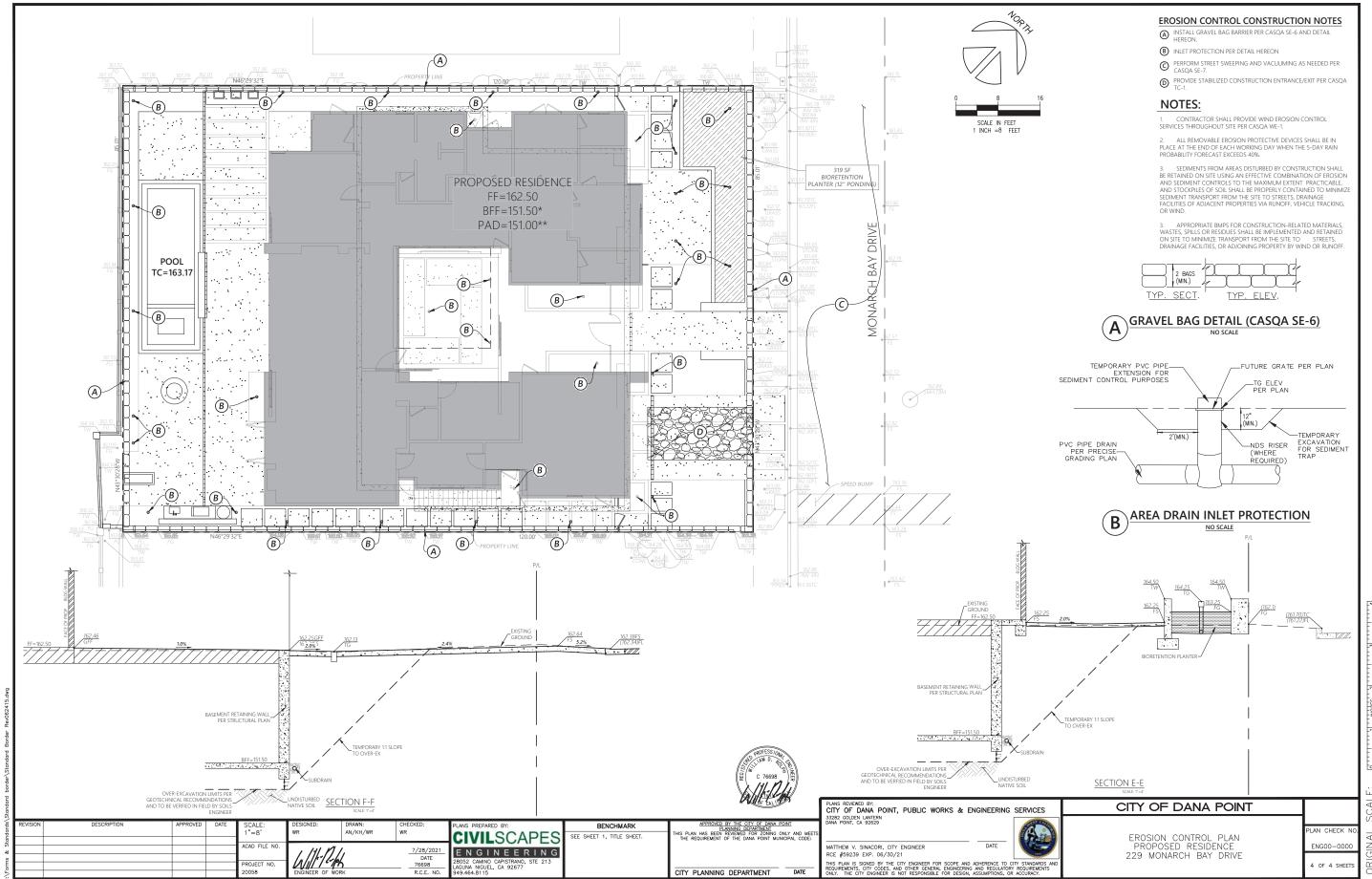
ACHIEVE THAT GOAL

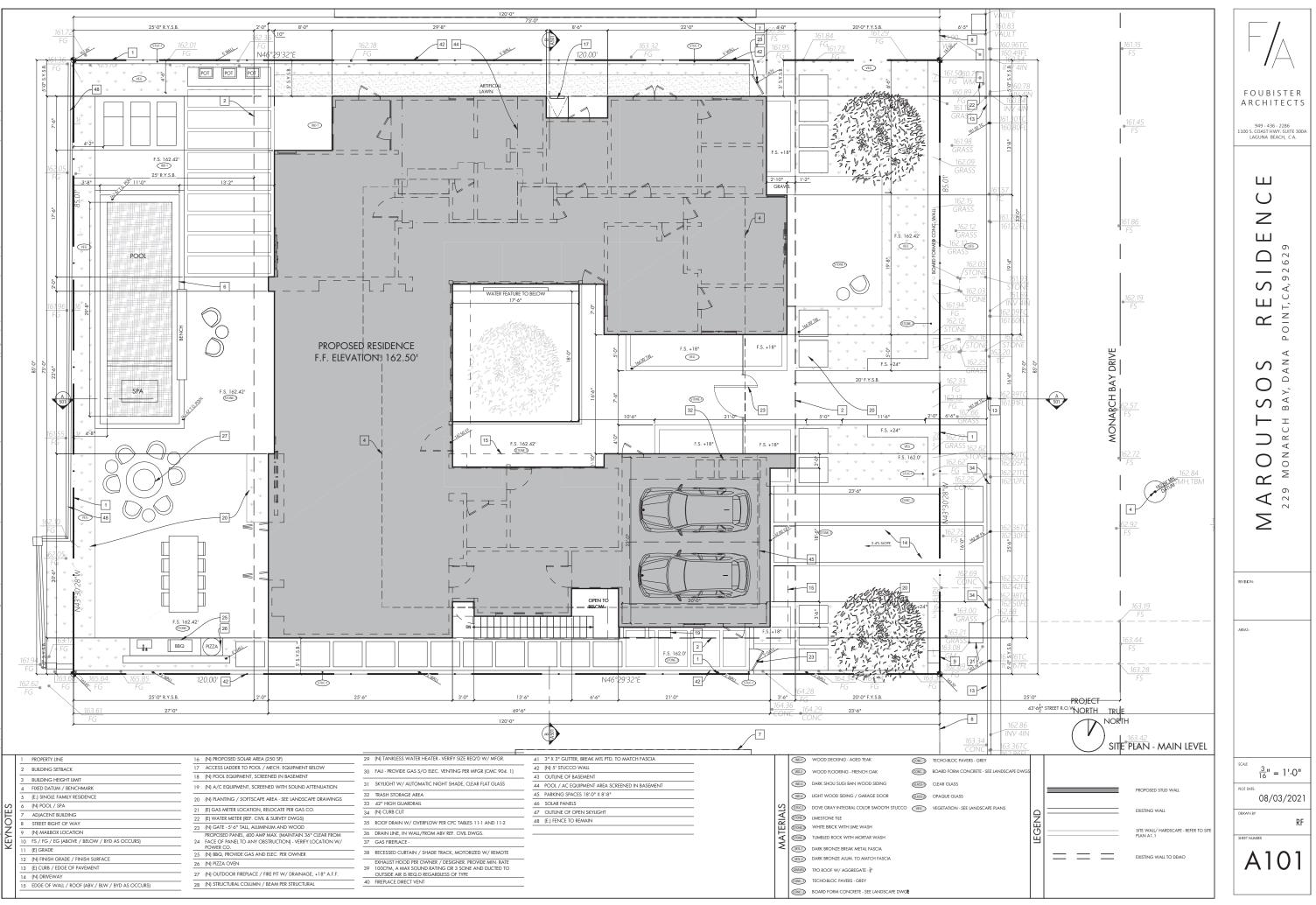
- 30. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULPHATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR HIS DESIGNEE.
- 34. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF

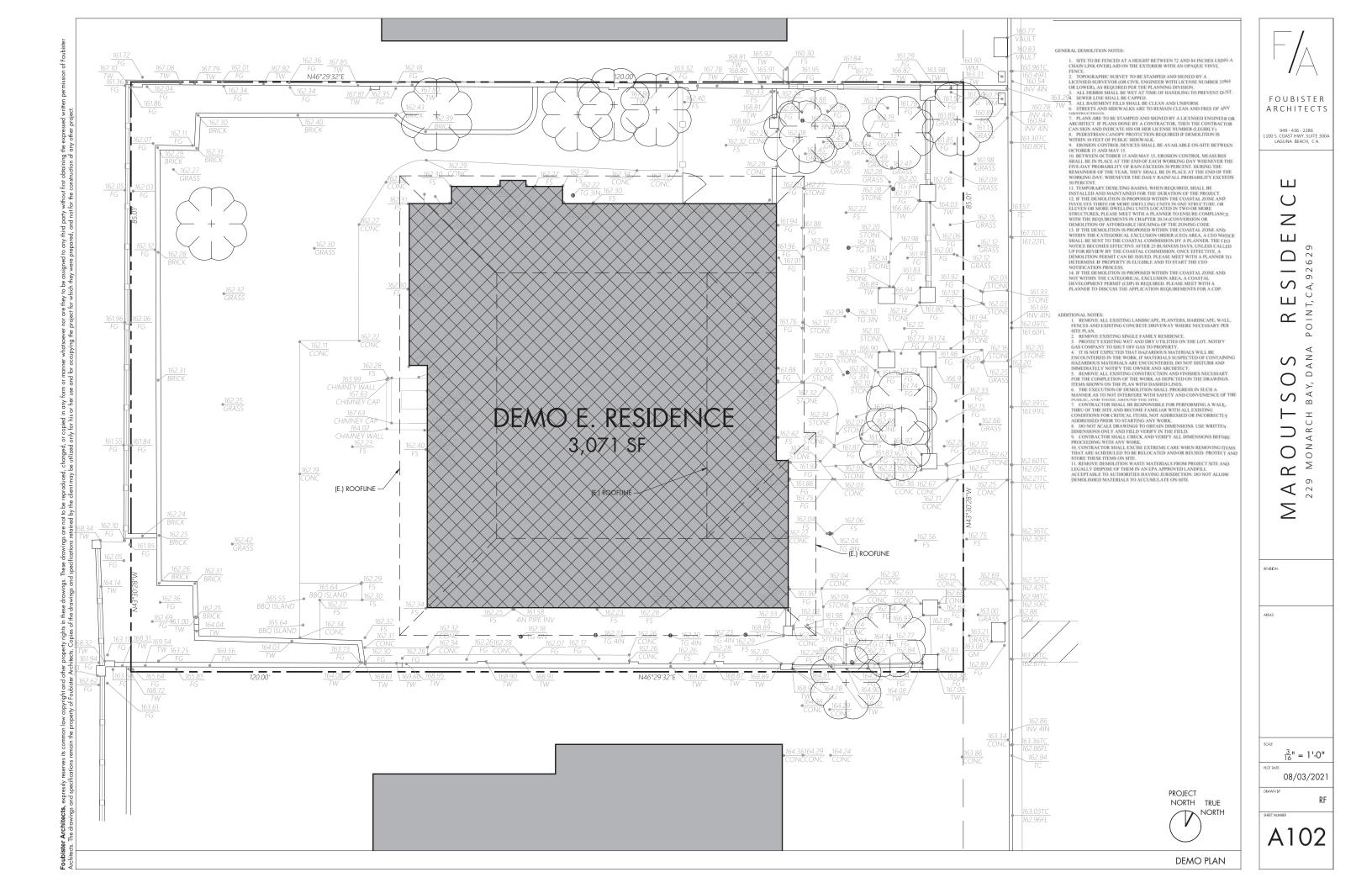


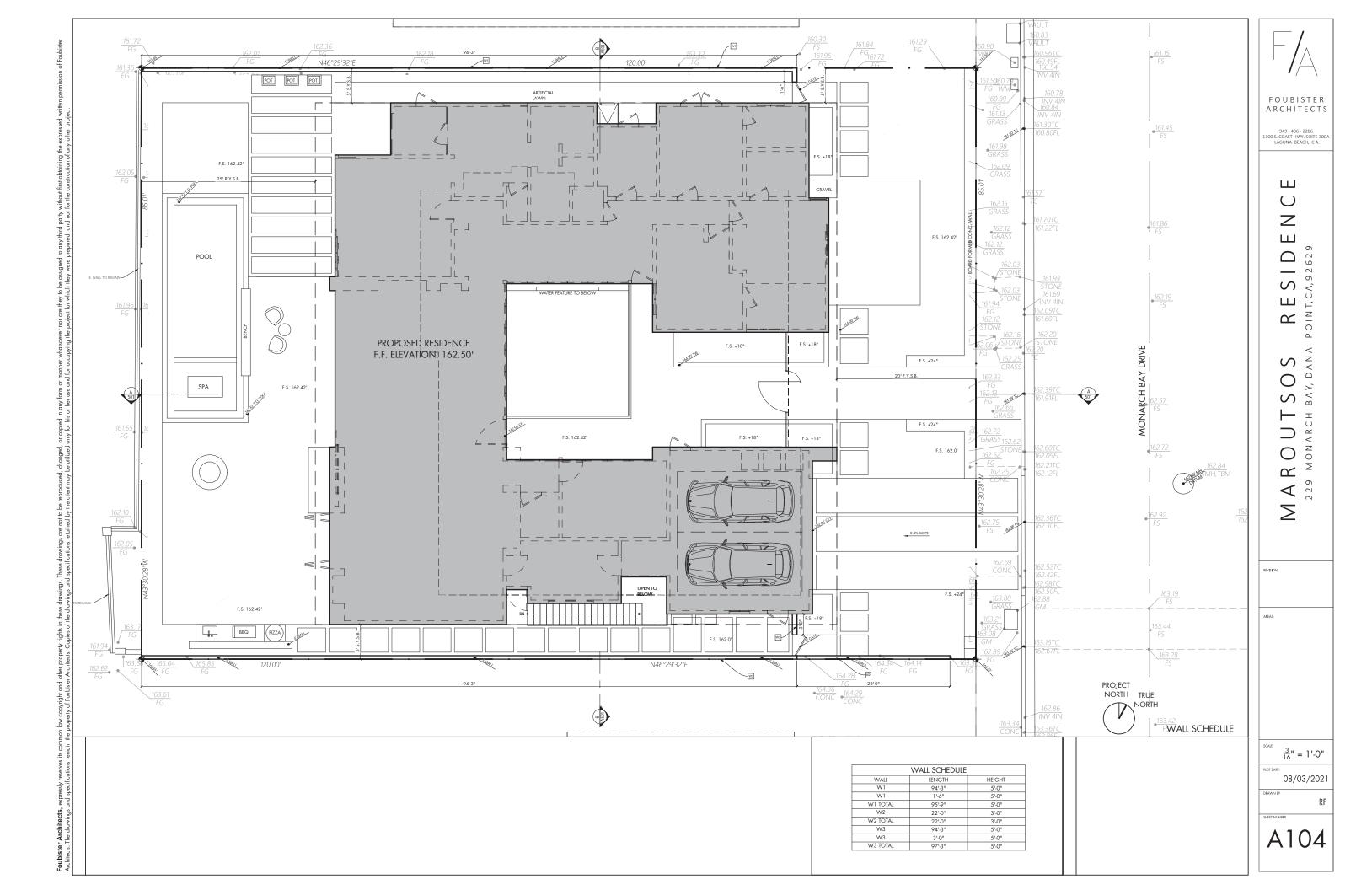


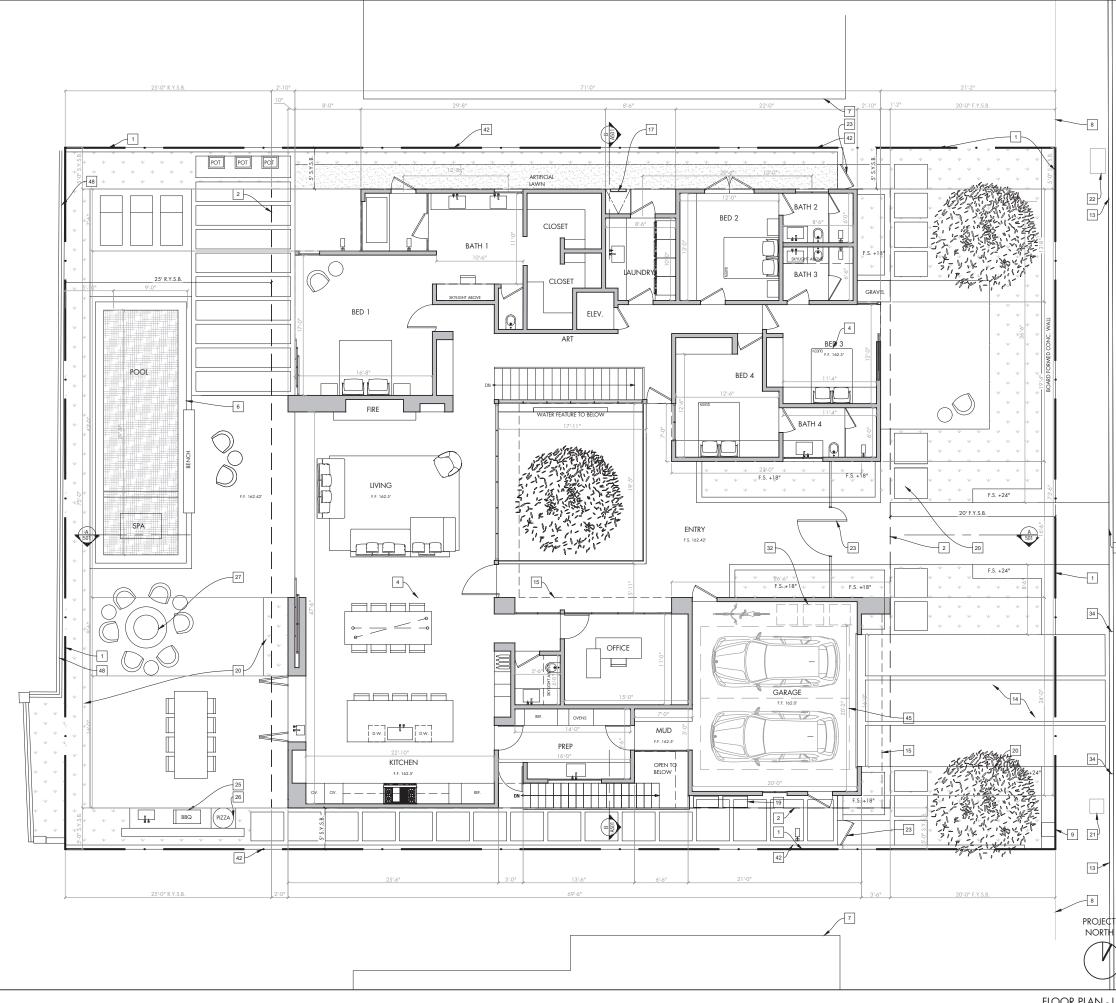










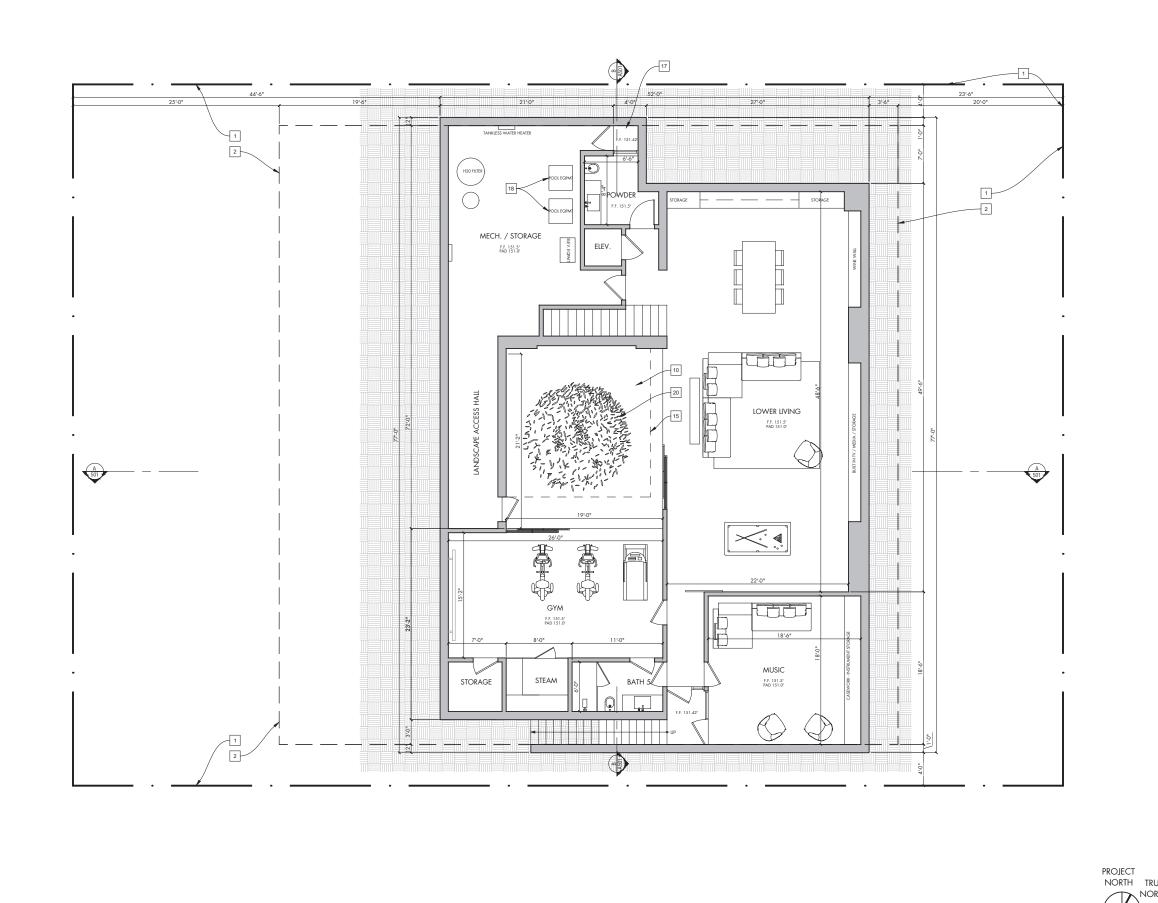


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FLOOR PLAN - UPPER L

	"AICH" - COCRA AND FRASH SILECTED BY ARCHITECT "SAMPLE" - SILMMT SAMPLE TO DESCRIBE RROGT TO COREERING OR FABECATION "Gale Nat - Cental Descri and Construction by Calment Fabecation, concept design by Interor Describe. "SHOP" - SILMMT SHOP DRAWINGS TO ARCHITECT RICH TO CADERING OR FABECATION.	
	1 PROPERTY LINE	
	2 BUILDING SETBACK	
	3 BUILDING HEIGHT LIMIT	
	4 FIXED DATUM / BENCHMARK 5 (E.) SINGLE FAMILY RESIDENCE	FO
	6 (NJ POOL / SPA	AR
	7 ADJACENT BUILDING 8 STREET RIGHT OF WAY	
	9 (N) MAILBOX LOCATION	1100 S. 0
	10 FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)	LA
	11 (E) GRADE 12 (N) FINISH GRADE / FINISH SURFACE	
	13 (E) CURB / EDGE OF PAVEMENT	
	14 (N) DRIVEWAY 15 EDGE OF WALL / ROOF (ABV./ BLW / BYD AS OCCURS)	
	16 (N) PROPOSED SOLAR AREA (250 SF)	
	17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW	
	18 (N) POOL EQUIPMENT, SCREENED IN BASEMENT 19 (N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION	
	20 (N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
	21 (E) GAS METER LOCATION, RELOCATE PER GAS CO.	
	22 (E) WATER METER (REF. CIVIL & SURVEY DWGS)	
	23 (N) GATE - 5'-6" TALL, ALUMINUM AND WOOD PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM	
	24 FACE OF PANEL TO ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO.	
	25 (N) BBQ, PROVIDE GAS AND ELEC. PER OWNER	
	27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F. 28 (N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL	
	29 (N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.	
	30 FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1)	
	31 SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS	
	32 TRASH STORAGE AREA	
	33 42" HIGH GUARDRAIL	
	34 (N) CURB CUT 35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2	
	35 KOOF DRAIN W/ OVERILOW PER CPC TABLES TI-1 AND TI-2 36 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.	
	37 GAS FIREPLACE -	
	38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE	
	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 39 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO	
	OUTSIDE AIR IS REQ.D REGARDLESS OF TYPE 40 FIREPLACE DIRECT VENT	
	41 3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA	
	42 (N) 5' STUCCO WALL	
_	43 OUTLINE OF BASEMENT 44 POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT	
3	45 PARKING SPACES 18'-0" X 8'-8"	
	46 SOLAR PANELS 47 OUTUINE OF OPEN SKYLIGHT	
	48 (E.) FENCE TO REMAIN	
	KEYNOTES	
	WOOD DECKING - AGED TEAK	REVISION:
	W02 WOOD FLOORING - FRENCH OAK	
	WB3 DARK SHOU SUGI BAN WOOD SIDING	
	LIGHT WOOD SIDING / GARAGE DOOR	
	DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO	AREAS:
	STORE UMESTONE TILE	
	STORE WHITE BRICK WITH LIME WASH	
	STORED TUMBLED ROCK WITH MORTAR WASH	
	Imit Dark BRONZE BREAK METAL FASCIA Imit DARK BRONZE ALUM. TO MATCH FASCIA	
	TPO ROOF W/ AGGREGATE - ³ / ₂ ⁴	
	CONCIDENT TECHOBLOC PAVERS - GREY	
	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS	
	GLASS CLEAR GLASS	
	QUASS OPAQUE GLASS	
	VEG VEGETATION - SEE LANDSCAPE PLANS	
	MATERIALS	SCALE
	PROPOSED STUD WALL	PLOT DATE:
	TROPOSED STUD WALL	
	EXISTING WALL	DRAWIN BY
TRUE		
NORTH	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1	SHEET NUW
)		
/	EXISTING WALL TO DEMO	
IPPER LEVEL	LEGEND	



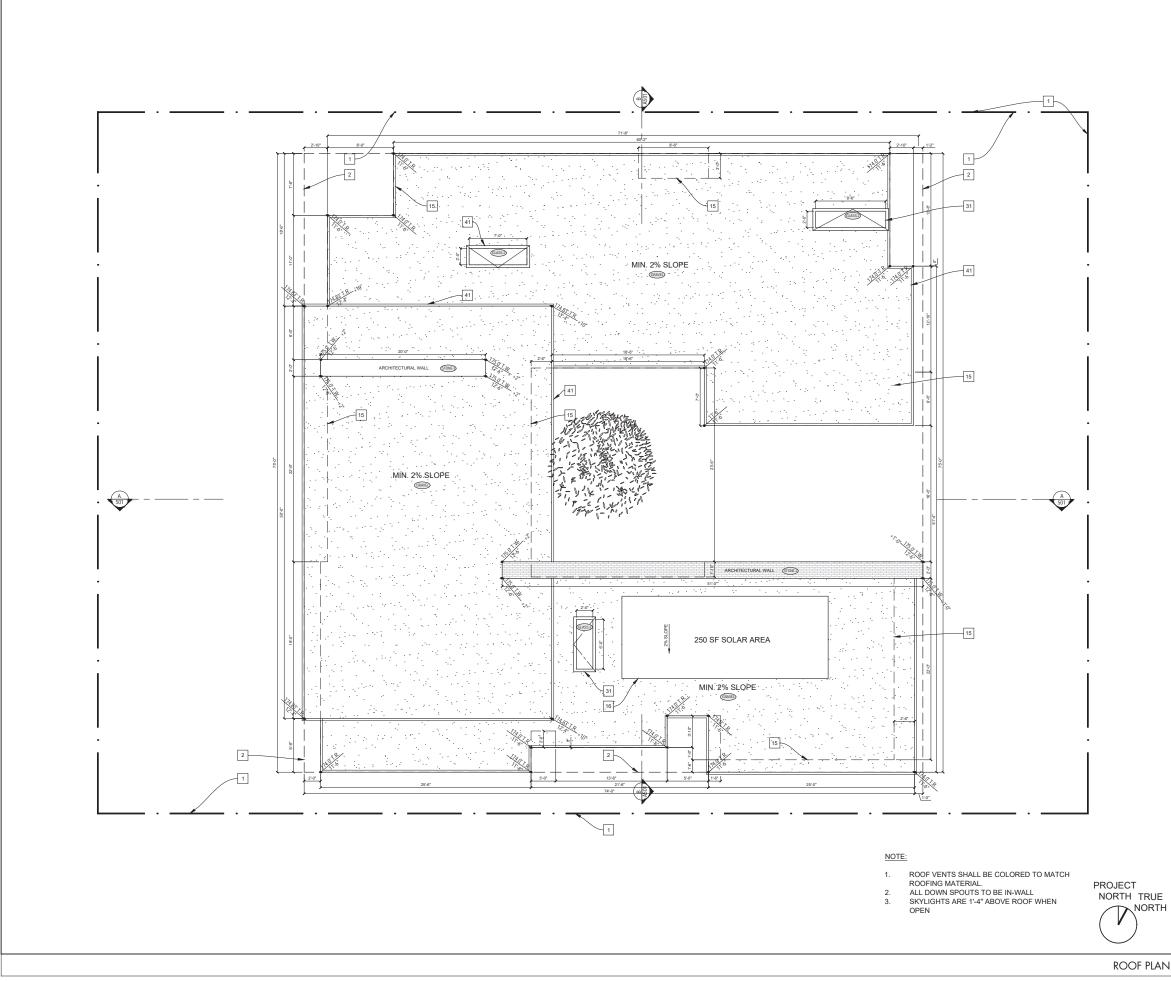




FLOOR PLAN - LOWER LEV

"SAMPLE "CAB. FA	- COLOR AND INSIS SELECTED BY ARCHITECT - SUBMIT SAMPLE TO DESCINE TRONG TO CODERING OR FABRICATION SUBMIT SHOLD NO CONSTRUCTION PAY CAMBIT FABRICATOR, CONCEPT DESCIN BY NYEROR DESCINE - SUBMIT SHOP DRAWINGS TO ARCHITECT PROF TO CRDERING OR FABRICATION.	
1	PROPERTY LINE	
2	BUILDING SETBACK	
3	BUILDING HEIGHT LIMIT	
4	FIXED DATUM / BENCHMARK (E.) SINGLE FAMILY RESIDENCE	
5 6	(N) POOL / SPA	FOUBISTER ARCHITECTS
7	ADJACENT BUILDING	
8	STREET RIGHT OF WAY [N] MAILBOX LOCATION	949 - 436 - 2286
10		1100 S. COAST HWY. SUITE 300A LAGUNA BEACH, C A.
11	(E) GRADE	
12		
13		
15	EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS)	
16		
17		
19	(N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION	
20	(N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
21	(E) GAS METER LOCATION, RELOCATE PER GAS CO.	
22		\sim
23	(N) GATE - 5'-6" TALL, ALUMINUM AND WOOD PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM	9
24	FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ POWER CO.	6 7
25	(N) BBQ, PROVIDE GAS AND ELEC. PER OWNER	S S
26		
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30		
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33	42" HIGH GUARDRAIL	
34		
35		
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38	RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE	
39	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO	
_	OUTSIDE AIR IS REQ.D REGARDLESS OF TYPE	
	3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA	\cap z
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	KEYNOTES	
Ŵ	WOOD DECKING - AGED TEAK	REVISION:
Ŵ	WOOD FLOORING - FRENCH OAK	
W	D3 DARK SHOU SUGI BAN WOOD SIDING	
Ŵ	LIGHT WOOD SIDING / GARAGE DOOR	
	DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO	AREAS:
STO	UMESTONE TILE	
_	WHITE BRICK WITH LIME WASH	
-	DARK BRONZE BREAK METAL FASCIA DARK BRONZE ALUM. TO MATCH FASCIA	
_	TPO ROOF W/ AGGREGATE - }*	
	TECHOBLOC PAVERS - GREY	
	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS	
	CLEAR GLASS	
	OPAQUE GLASS	
-	VEGETATION - SEE LANDSCAPE PLANS	
C		SCALE
	MATERIALS	$\frac{3}{16}$ " = 1'-0"
Ξ	PROPOSED STUD WALL	PLOT DATE: 08/03/2021
-	EXISTING WALL	DRAWIN BY
_	SITE WALL/ HARDSCAPE - REFER TO SITE	RF
_	PLAN A1.1	SHEET NUMBER
	EXISTING WALL TO DEMO	A202
	LEGEND	
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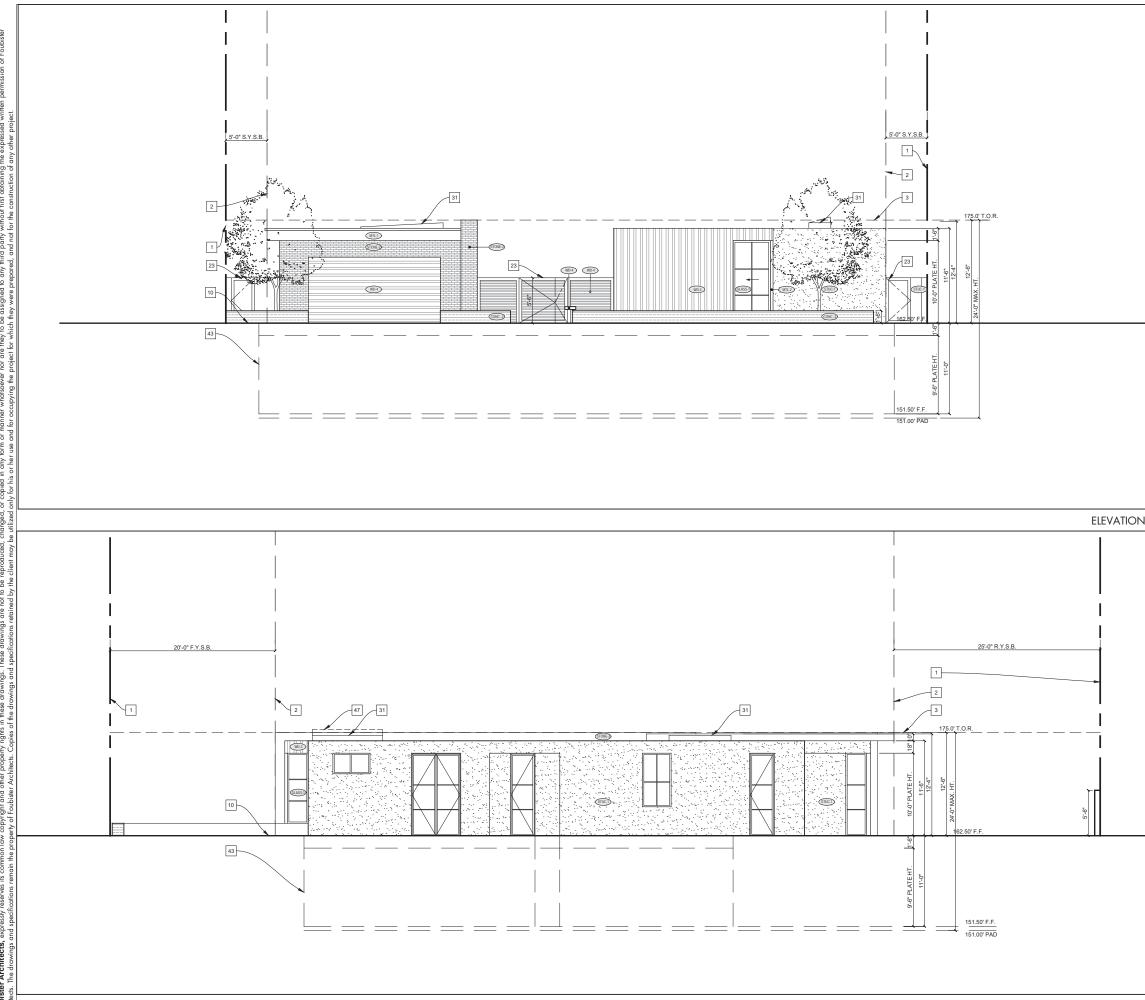




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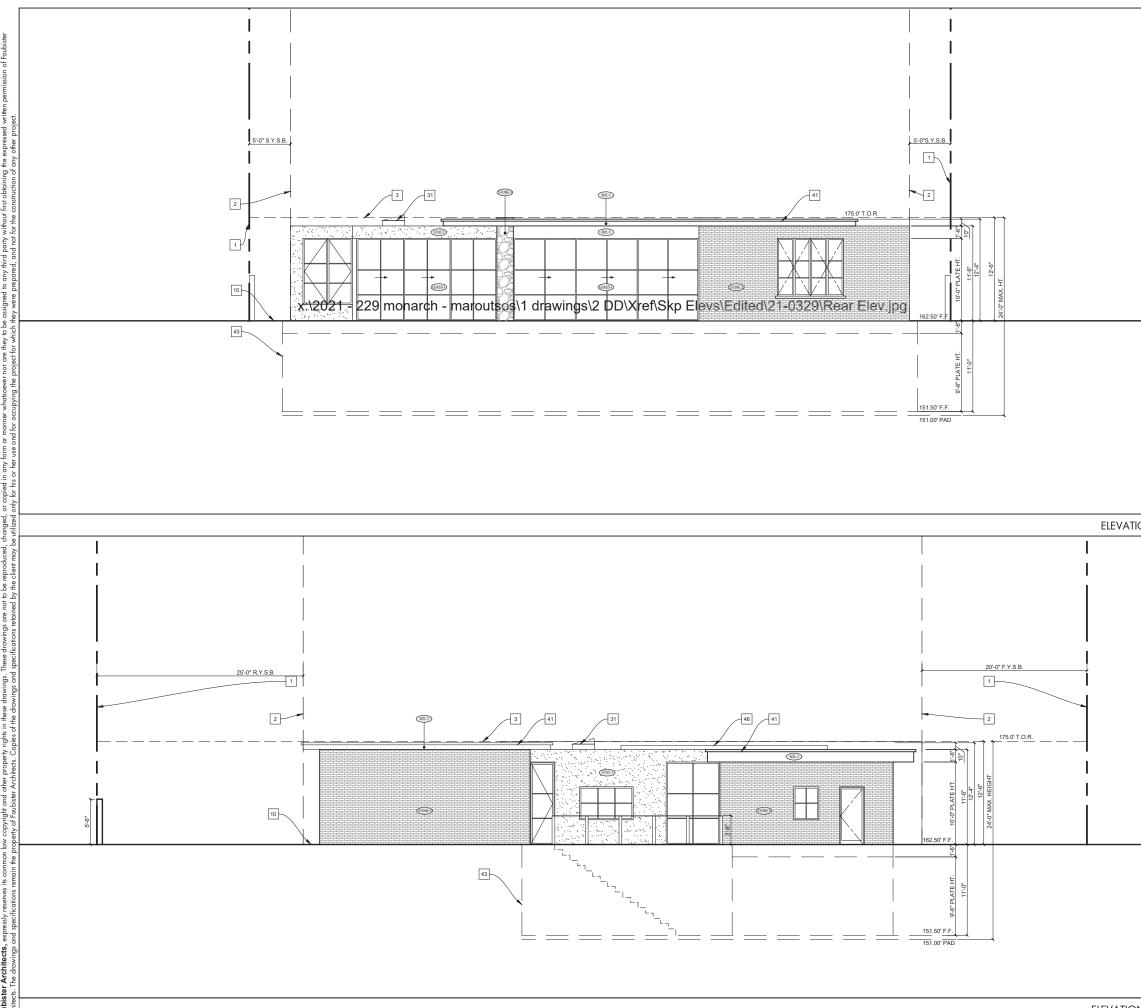
1	DODEDTV UN VE	-
2	PROPERTY LINE	
2		
3	BUILDING HEIGHT LIMIT FIXED DATUM / BENCHMARK	
5	(E.) SINGLE FAMILY RESIDENCE	
6	(N) POOL / SPA ADJACENT BUILDING	
8	STREET RIGHT OF WAY	
9	(N) MAILBOX LOCATION	
10	FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)	
11	(E) GRADE (N) FINISH GRADE / FINISH SURFACE	
13	(E) CURB / EDGE OF PAVEMENT	
14		
15 16	EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS) (N) PROPOSED SOLAR AREA (250 SF)	
17	ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW	
18	(N) POOL EQUIPMENT, SCREENED IN BASEMENT	
19	(N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION	
20	(N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
21	(E) GAS METER LOCATION, RELOCATE PER GAS CO.	
22	(E) WATER METER (REF. CIVIL & SURVEY DWGS) (N) GATE - 5'-6" TALL, ALUMINUM AND WOOD	
24	PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/	
	POWER CO.	
25 26	(N) BBQ, PROVIDE GAS AND ELEC. PER OWNER (N) PIZZA OVEN	
27	(N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.	
28	(N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL	
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31	SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS	
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33	42" HIGH GUARDRAIL	
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35 36	ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.	
36 37	GAS FIREPLACE -	
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44	,	
	PARKING SPACES 18'-0" X 8'-8"	
46	SOLAR PANELS	
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46 47	SOLAR PANELS OUTLINE OF OPEN SKYLIGHT	
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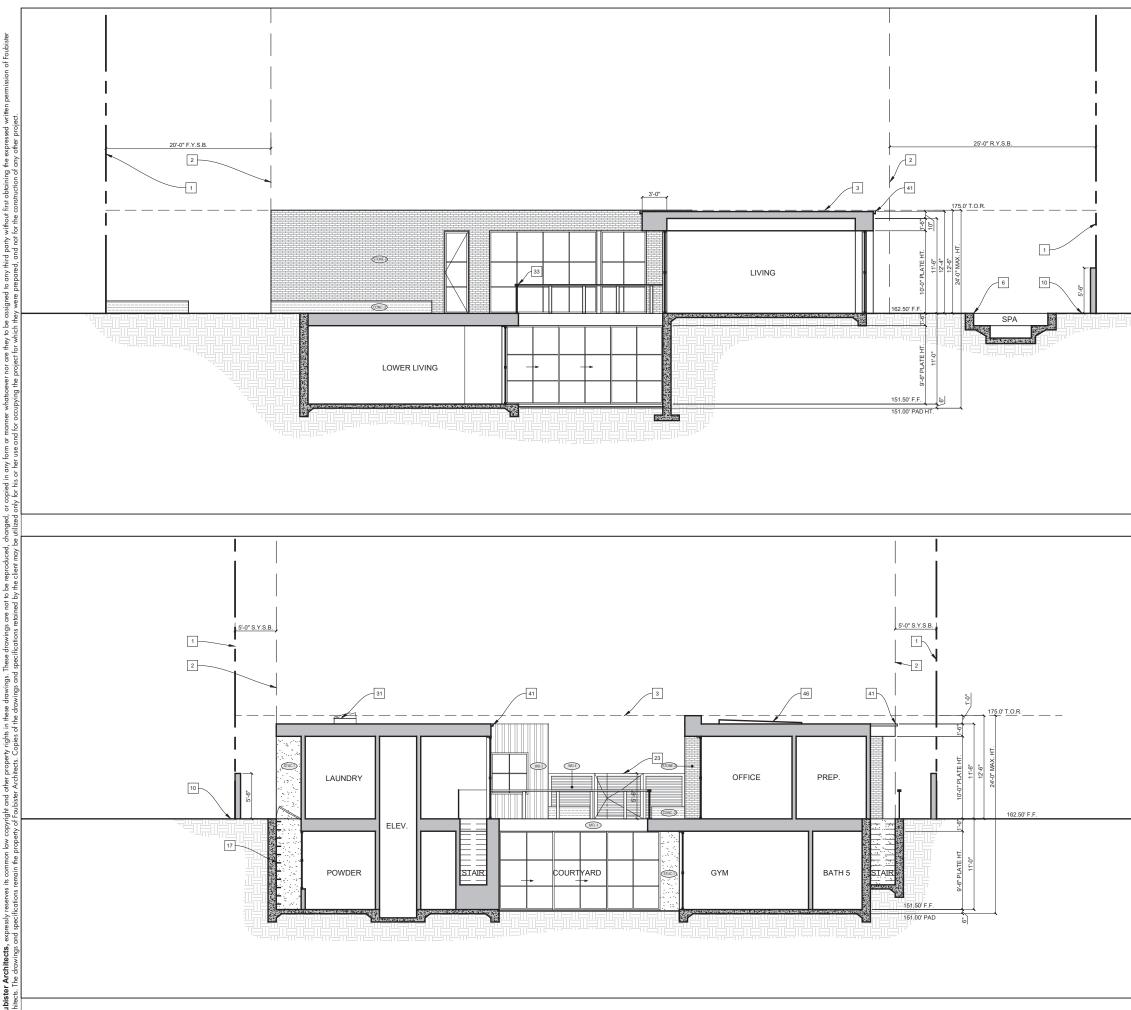
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	16 [N] PROPOSED SOLAR AREA (2S0 SF) 17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW 18 [N] POOL EQUIPMENT, SCREENED IN BASEMENT 19 [N] POOL EQUIPMENT, SCREENED IN BASEMENT 20 [N] PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS 21 [E] GAS METER LOCATION, RELOCATE PER GAS CO. 22 [E] WATER METER (REF. CIVIL & SURVEY DWOS) 23 [NI] GATE - S'A' TIAL, JUMINIUM AND WOODD PROPOSED PANEL 70 ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO. 25 [N] BGA, PROVIDE GAS AND ELEC. PER OWNER 26 [N] PIZA OVEN 27 [N] OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F.	E S I D E N C
	28 (N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL 29 (N) TANKLESS WATER HEATER - VERIFY SIZE REG'D W/ MFGR. 30 FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1) 31 SKYUGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS 32 TRASH STORAGE ABEA 33 42° HIGH GUARDRAIL 34 (N) CURB CUT 35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2 36 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS. 37 GAS FIREPLACE - 38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE EKHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE 39 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REGD BEGARDESS OF TYPE	UTSOS R
N - STREET	40 FIREPLACE DIRECT VENT 41 3" X 3" GUTTER, BREAK MIL PID. TO MATCH FASCIA 42 (N) 5" STUCCO WALL 43 OUTLINE OF BASEMENT 44 POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT 45 PARKING SPACES 18":0" X 8":8" 46 SOLAR PANELS 47 OUTLINE OF OPEN SKYLIGHT 48 (E.) FENCE TO REMAIN	MAROI 229 MONA
	WOOD DECKING - AGED TEAK WOOD FLOORING - FRENCH OAK DARK SHOU SUGI BAN WOOD SDING UGHT WOOD SDING / GARAGE DOOR DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO UMESTONE TILE WHITE BRICK WITH LIME WASH DAK BRONZE BREAK METAL FASCIA DAK BRONZE BREAK METAL FASCIA DAK BRONZE BREAK METAL FASCIA DENG FOR FUL DENG FOR FUL WHITE BRICK WITH LIME WASH DAKK BRONZE BREAK METAL FASCIA DAKK BRONZE BREAK METAL FASCIA DEGEN FOR CONCRETE - J ^a BOARD FORM CONCRETE - SEE LANDSCAPE DWGS CLEAR GLASS CLEAR GLASS	REVIDION:
N - NORTH		SCALE <u>3</u> " = 1'-0" ROT DATE: 08/03/2021 DRAWN BY RF SHEET NUMBER A401

LEGEND



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	1 PROPERTY LINE	/A
	2 BUILDING SETBACK 3 BUILDING HEIGHT LIMIT	
	4 FIXED DATUM / BENCHMARK	
	5 (E.) SINGLE FAMILY RESIDENCE 6 (N) POOL / SPA	FOUBISTER
	7 ADJACENT BUILDING	ARCHITECTS
	8 STREET RIGHT OF WAY 9 (N) MAILBOX LOCATION	949 - 436 - 2286
	10 FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS)	1100 S. COAST HWY. SUITE 300A LAGUNA BEACH, C A.
	12 (N) FINISH GRADE / FINISH SURFACE 13 (E) CURB / EDGE OF PAVEMENT	
	14 (N) DRIVEWAY	I.I.
	15 EDGE OF WALL / ROOF (ABV./ BLW / BYD AS OCCURS) 16 (N) PROPOSED SOLAR AREA (250 SF)	
	17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW	
	18 (N) POOL EQUIPMENT, SCREENED IN BASEMENT	
	19 (N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION 20 (NI PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
	20 (N) FORTHING 7 SOFTSCAPE AREA - SEE DINUSCAPE DRAWINGS	
	22 (E) WATER METER (REF. CIVIL & SURVEY DWGS)	
	23 (N) GATE - 5'-6" TALL, ALUMINUM AND WOOD PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM	
	24 FACE OF PANEL TO ANY OBSTRUCTION] - VERIFY LOCATION W/ POWER CO.	- ⁶
	25 (N) BBQ, PROVIDE GAS AND ELEC. PER OWNER	S <
	26 (N) PIZZA OVEN 27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18* A.F.F.	
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	30 FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1)	<u>ط</u>
	31 SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS	< <p></p>
	32 TRASH STORAGE AREA	ν ^z
	33 42" HIGH GUARDRAIL 34 (N) CURB CUT	
	35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2	
	36 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.	B ∧ S
	37 GAS FIREPLACE - 38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE	
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	39 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ.D REGARDLESS OF TYPE	
	40 FIREPLACE DIRECT VENT 41 3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA	
ELEVATION - REAR	42 (N) 5' STUCCO WALL	
1	43 OUTLINE OF BASEMENT 44 POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT	r ≥
	44 10007 AC EQUINIENT ALLA SCILLENE IN DISEMENT	6
I	46 SOLAR PANELS	2 2 9
1	47 OUTUNE OF OPEN SKYLIGHT 48 (E.) FENCE TO REMAIN	
	KEYNOTES	
	WD:1 WOOD DECKING - AGED TEAK	REVISION:
Ĩ	WD2 WOOD FLOORING - FRENCH OAK	
	DARK SHOU SUGI BAN WOOD SIDING	
4	UIGHT WOOD SIDING / GARAGE DOOR	
	STUCE DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO	AREAS:
	TIME LIMESTONE TILE TIME WHITE BRICK WITH LIME WASH	
1	TUMBLED ROCK WITH MORTAR WASH	
1	DARK BRONZE BREAK METAL FASCIA	
	DARK BRONZE ALUM. TO MATCH FASCIA	
1	GRAVED TPO ROOF W/ AGGREGATE - 🖥	
	TECHO-BLOC PAVERS - GREY BOARD FORM CONCRETE - SEE LANDSCAPE DWGS	
	CLEAR GLASS	
	Carlos of Control of C	
-	VEG VEGETATION - SEE LANDSCAPE PLANS	
	MATERIALS	SCALE
		$\frac{3}{16}$ " = 1'-0"
	PROPOSED STUD WALL	PLOT DATE:
		08/03/2021
	EXISTING WALL	DRAWN BY
	SITE WALL/ HARDSCAPE - REFER TO SITE	RF
	PIAN A1.1	SHEET NUMBER
		A402
ELEVATION - SOUTH	LEGEND	



	ARCH – COLOR AND FINISH SELECTED BY ARCHITECT *SAMPLE* – SUBNIT SAMPLE TO DESIGNEE PRICE TO CREERING OR FABRICATION	
	*CAB, FAB, * = DETAIL DESIGN AND CONSTRUCTION BY CABINET FABBICATOR, CONCEPT DESIGN BY INTERIOR DESIGNER. *SHOP* = SUBMIT SHOP DRAWINGS TO ARCHITECT PRIOR TO ORDERING OR FABBICATION.	
	1 PROPERTY LINE 2 BUILDING SETBACK	
	3 BUILDING HEIGHT LIMIT	, , , ,
	4 FIXED DATUM / BENCHMARK 5 (E.) SINGLE FAMILY RESIDENCE	FOUBISTER
	6 (N) POOL / SPA	ARCHITECTS
	7 ADJACENT BUILDING 8 STREET RIGHT OF WAY	
	9 (N) MAILBOX LOCATION	949 - 436 - 2286 1100 S. COAST HWY. SUITE 300A
	10 FS / FG / EG (ABOVE / BELOW / BYD AS OCCURS) 11 (E) GRADE	LAGUNA BEACH, C.A.
	12 (N) FINISH GRADE / FINISH SURFACE	
	13 (E) CURB / EDGE OF PAVEMENT 14 (N) DRIVEWAY	
	15 EDGE OF WALL / ROOF (ABV. / BLW / BYD AS OCCURS)	Ш
	16 (N) PROPOSED SOLAR AREA (250 SF) 17 ACCESS LADDER TO POOL / MECH. EQUIPMENT BELOW	
	18 (N) POOL EQUIPMENT, SCREENED IN BASEMENT	
	19 (N) A/C EQUIPMENT, SCREENED WITH SOUND ATTENUATION	
	20 (N) PLANTING / SOFTSCAPE AREA - SEE LANDSCAPE DRAWINGS	
	21 (E) GAS METER LOCATION, RELOCATE PER GAS CO. 22 (E) WATER METER (REF. CIVIL & SURVEY DWGS)	6
	23 (N) GATE - 5'-6" TALL, ALUMINUM AND WOOD	
	PROPOSED PANEL, 400 AMP MAX. (MAINTAIN 36" CLEAR FROM 24 FACE OF PANEL TO ANY OBSTRUCTION) - VERIFY LOCATION W/ POWER CO	5
	POWER CO. 25 (N) BBQ, PROVIDE GAS AND ELEC. PER OWNER	S A
	26 (N) PIZZA OVEN 27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18° A.F.F.	Ш С
	27 (N) OUTDOOR FIREPLACE / FIRE PIT W/ DRAINAGE, +18" A.F.F. 28 (N) STRUCTURAL COLUMN / BEAM PER STRUCTURAL	
	29 (N) TANKLESS WATER HEATER - VERIFY SIZE REQ'D W/ MFGR.	
	30 FAU - PROVIDE GAS S/O ELEC. VENTING PER MFGR (CMC 904. 1)	Ъ
	31 SKYLIGHT W/ AUTOMATIC NIGHT SHADE, CLEAR FLAT GLASS	<
	32 TRASH STORAGE AREA	$(\cap z)$
	33 42" HIGH GUARDRAIL 34 (N) CURB CUT	
	35 ROOF DRAIN W/ OVERFLOW PER CPC TABLES 11-1 AND 11-2	
	36 DRAIN LINE, IN WALL/FROM ABV REF. CIVIL DWGS.	S [™]
	37 GAS FIREPLACE - 38 RECESSED CURTAIN / SHADE TRACK, MOTORIZED W/ REMOTE	
	EXHAUST HOOD PER OWNER / DESIGNER. PROVIDE MIN. RATE	U
	39 100CFM, A MAX SOUND RATING OR 3 SONE AND DUCTED TO OUTSIDE AIR IS REQ.D REGARDLESS OF TYPE	\square
	40 FIREPLACE DIRECT VENT 41 3" X 3" GUTTER, BREAK MTL PTD. TO MATCH FASCIA	\bigcap z
SECTION A	42 (N) 5' STUCCO WALL	
	43 OUTLINE OF BASEMENT 44 POOL / AC EQUIPMENT AREA SCREENED IN BASEMENT	≅ 2
	45 PARKING SPACES 18'-0" X 8'-8"	² →
	46 SOLAR PANELS 47 OUTUNE OF OPEN SKYLIGHT	
	48 (E.) FENCE TO REMAIN	
	KEYNOTES	
	W001 WOOD DECKING - AGED TEAK	REVISION:
	WOOD FLOORING - FRENCH OAK	
	UIGHT WOOD SIDING / GARAGE DOOR	AREAS:
	STUETS DOVE GRAY INTEGRAL COLOR SMOOTH STUCCO	PhLPD.
	STONE WHITE BRICK WITH LIME WASH	
	STORE TUMBLED ROCK WITH MORTAR WASH	
	MILE DARK BRONZE BREAK METAL FASCIA MILE DARK BRONZE ALUM. TO MATCH FASCIA	
	DARK BRONZE ALUM. TO MATCH FASCIA TPO ROOF W/ AGGREGATE - }**	
	CONC. TECHO-BLOC PAVERS - GREY	
	BOARD FORM CONCRETE - SEE LANDSCAPE DWGS	
	CLEAR GLASS	
	GLASS OPAQUE GLASS	
	VEG VEGETATION - SEE LANDSCAPE PLANS	
	MATERIALS	SCALE 3
		$\frac{3}{16}$ " = 1'-0"
	PROPOSED STUD WALL	PLOT DATE:
		08/03/2021
	EXISTING WALL	DRAWN BY
	SITE WALL/ HARDSCAPE - REFER TO SITE PLAN A1.1	
	TLAN AL. I	SHEET NUMBER
	EXISTING WALL TO DEMO	A501
SECTION B	LEGEND	

PLANT NOTES

- 1. CONSULT WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES, AND DRAWINGS TO VERIFY EXISTING LOCATIONS OF PROPERTY LINES, UNDERGROUND UTILITIES, PIPES, AND STRUCTURES, TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE OF THESE UTILITIES PIPES, OR STRUCTURES IF PROPER VERIFICATION BY CONTRACTOR WAS NOT PERFORMED.
- 2. DO NOT WILLFULLY PROCEED WITH PLANTING OPERATIONS WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. BRING SUCH CONDITIONS IMMEDIATELY TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE FOR RESOLUTION. ASSUME FULL RESPONSIBILITY FOR COSTS INCURRED AND REQUIRED MODIFICATIONS DUE TO LACK OF PROVIDING SUCH NOTIFICATION.
- 3. OBTAIN APPROVAL OF FINAL GRADE CERTIFICATION FROM OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO BEGINNING PLANTING OPERATIONS THAT CERTIFIES THAT ROUGH GRADES ARE WITHIN 1/10TH OF AN INCH FROM SPECIFIED GRADES. ENSURE THAT FINISH GRADE ELEVATIONS OF PLANTING AREAS ARE SET TO THE PROPER ELEVATIONS RELATIVE TO THE FINISH SURFACES OF PAVING, UTILITY COVERS, AND CURBS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND SQUARE FOOTAGES.
- WHERE DIMENSIONS ARE CALLED 'EQ,' ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES. OTHERWISE, DIMENSIONS TO CENTER LINES ARE INDICATED.
- PROVIDE MATCHING FORMS AND SIZES FOR ALL PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- 7. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL SHRUBS SO
- DESIGNATED PER THESE NOTES AND DRAWINGS.
- 8. TRIANGULAR SPACE GROUND COVERS AND SHRUBS, UNLESS INDICATED OTHERWISE ON DRAWINGS-REFER TO PLANTING DETAILS.
- 9. ALL SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 90 DAYS AND ALL TREES SHALL BE GUARANTEED TO BE IN A HEALTHY AND FLOURISHING CONDITION FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE PER THE SPECIFICATIONS. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- 10. FURNISH COPIES OF ALL DELIVERY SLIPS OF SPECIFIED AMENDMENTS TO LANDSCAPE ARCHITECT UPON DELIVERY OF MATERIAL TO THE SITE.
- 11. FURNISH PLANT MATERIAL FREE OF PESTS, POOR CONDITION, OR DISEASE, INCLUDING PRE-SELECTED OR "TAGGED" PLANT MATERIAL PROVIDED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- 12. FINISH GRADES OF ALL TURF AREAS SHALL BE 1" AND SHRUB AREAS SHALL BE 2" BELOW ADJACENT CURB, PAVEMENT, OR HEADER.

- 13. TREES SHALL BEAR SAME RELATION TO FINISH GRADE AS AT PLACE OF GROWTH.. ENSURE THAT TOP OF TREE ROOTBALLS ARE SET 2" ABOVE FINISH GRADE AND SHRUB ROOTBALLS ARE SET 1" ABOVE FINISH GRADE.
- 14. PLANT MATERIAL, (I.E. TREES, SHRUBS, VINES, ESPALIERS, AND GROUNDCOVERS), MUST BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PLANT MATERIAL INSTALLED WITHOUT OWNER'S AUTHORIZED REPRESENTATIVE'S APPROVAL MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH RELATED COSTS BORNE BY CONTRACTOR.
- 15. FINAL LOCATIONS OF PLANT MATERIALS ARE SUBJECT TO APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION. PERFORM THE FOLLOWING BEFORE BEGINNING PLANTING PIT EXCAVATION: SHRUBS, PLACE IN CONTAINERS ON-SITE IN "FINAL" LOCATIONS, TREES-STAKE OR FLAG CENTERPOINT OF TREE, CONTAINER POTS-LOCATE POTS PRIOR TO PLANTING.
- 16. PROVIDE A REPRESENTATIVE EXAMPLE OF A TYPICAL TREE STAKING AND GUYING (IF ANY) INSTALLATION FOR OWNER'S AUTHORIZED REPRESENTATIVE REVIEW BEFORE PERFORMING TREE STAKING AND GUYING (IF ANY) OPERATIONS-REFER TO PLANTING DETAILS.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT.
 KEEP TURF 3' CLEAR OF TREE TRUNKS UNLESS OTHERWISE SPECIFIED.
- APPLY WOOD MULCH IN THIS AREA.
 19. A MINIMUM 3' LAYER OF MULCH SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, OR WHERE PEBBLE OR GRAVEL IS SPECIFIED
- 20. DO NOT PLANT TREES CLOSER THAN 5 FEET TO FIXED EDGE SUCH AS SIDEWALKS AND WALLS, UNLESS INDICATED OTHERWISE ON DRAWINGS.
- 21. ENSURE THAT TURF AREAS ARE SEPARATED FROM GROUNDCOVERS AND SHRUB AREAS WITH SPECIFIED EDGING- REFER TO DRAWINGS.
- 22. THE CONTRACTOR SHALL COLLECT A MINIMUM OF FOUR SOIL SAMPLES FOR AGRICULTURAL SUITABLITY TESTING. TEST LOCATIONS TO BE REVIEWED WITH LANDSCAPE ARCHITECT. TESTING SHALL BE UNDERTAKEN BY GARN WALLACE, WALLACE LABS, EL SEGUNDO (310) 615-0116. THE CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS FROM SOIL TESTING LABRATORY.
- 23. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6 INCHES INTO THE SOIL
- 24. RECIRCULATED WATER SHALL BE UTILIZED FOR ALL WATER FEATURES.

PLANT LEGEND

T**-**2

1 B&B

	TREES:		
	SYMBOL	BOTANICAL NAME	COMMON NAME
T-1	·	CITRUS 'MEYER IMPROVED' OR 'BEARRS LIME'	MEYER IMPORVED OR BEARRS LIME
T-2	000	OLEA EUROPAEA	OLIVE (FIELD GRC

SYMBOL	BOTANICAL NAME	COMMON NAME
\odot	ASPIDISTRA ELATIOR	CAST IRON PLANT
⊯	CHONDROPETALUM TECTORUM 'EL CAMPO'	EL CAMPO CAPE REED
\circledast	ELAEAGNUS PUNGENS 'FRUITLANDII'	FRUITLAND SILVERBERRY
	KALENCHOE BEHARENSIS 'BROWN DWARF'	DWARF VELVET ELEPHANT
\odot	LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET
\oplus	OLEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
$\left(\right)$	PENNISETUM ORIENTALE	CHINESE FOUNTAIN GRASS
\odot	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO
\bigcirc	WESTRINGIA FRUTICOSA	COAST ROSEMARY
\odot	WESTRINGIA 'GREY BOX'	GREY BOX COAST ROSEMA
	WESTRINGIA 'MORNING LIGHT'	MORNING LIGHT COAST RC

GROUND COVERS:									
	SYMBOL	SYMBOL BOTANICAL NAME							
		SYNAugustine 547							
		DYMONDIA MARGARETAE	SILVER CARPET						
		HELICHRYSUM PETIOLARE	LICORICE PLANT						
	$\begin{bmatrix} * & * & * & * & * & * & * & * & * & * $	ROSMARINUS OFFICINALIS 'PROSTRATUS'	DWARF ROSEMARY						

VINES AND ESPALIER:									
SYMBOL	COMMON NAME								
•	SOLANDRA MAXIMA	CUP OF GOLD							
~•~	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE							

OT ARE

STREET RIGHT OF WAY

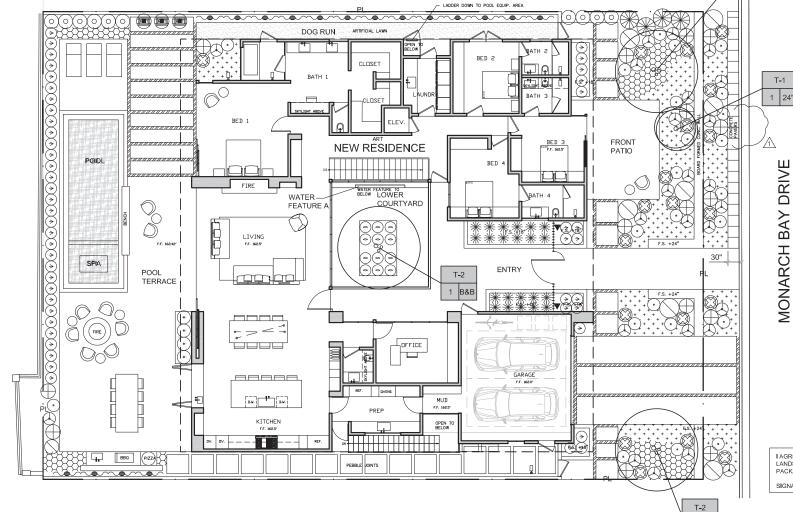
PERCENT PLANTED

AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE. SIGNATURE Wickael D. Wilkee DATE JUNE 7, 2021

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

1 B&B

NORTH



				the property and copyright of MD. Wilkes Design + Consulting and shall not be used on any other work. None of the concepts, ideas, designs, plans and details shall be used by any person firm or corporation for any purpose whatsoever without the expressed written consulting. The owner shall be permitted to retain copies of this project for information and reference purposes only. Wilkes Design + Consulting. The owner shall be verified to retain copies of this project for information and reference purposes only. Written dimensions shall take. Any discrepancy shall be brought to the notice of MD. Wilkes Design + Consulting prior to the commencement of any work. REVISIONS:
	CONTAINER SIZE	WULCOL WATER USE	SIZE IN 15 YEARS	
	24" BOX DWARF ROOTSTOCK	MODERATE	MAINTAIN AT ROOF HEIGHT	
	B&B 5' X5' X 30" ROOT BALL 16' HIGH X 12' WIDE	LOW	MAINTAIN AT ROOF HEIGHT	ENCE
		~	\sim	
	CONTAINER SIZE	WULCOL WATER USE	SIZE IN 15 YEARS	
	5 GALLON	MODERATE	2' HIGH X 2' WIDE	
	5 GALLON	LOW	2' HIGH X 2' WIDE	
	15 GALLON	LOW	5' HIGH X 4' WIDE	
	5 GALLON	LOW	5" HIGH X 3' WIDE	
	15 GALLON	MODERATE		
			6' HIGH X 3' WIDE	
	15 GALLON	LOW	3' HIGH X 4' WIDE	BUILDING AND SAFETY PLAN REVIEW ROUTSOS RESIDE 229 MONARCH BAY DANA POINT, CA 92629
	1 GALLON	LOW	30" HIGH X 2' WIDE	
	5 GALLON	LOW	2" HIGH X 2" WIDE	
	15 GALLON	LOW	4' HIGH X 6' WIDE	AF
	5 GALLON	LOW	2' HIGH X 3' WIDE	
RY	5 GALLON	LOW	3' HIGH X 4' WIDE	
	CONTAINER SIZE	WULCOL WATER USE	SIZE IN 15 YEARS	0
	ROLLS	N/A	N/A	
	PLUGS @ 6" O.C.	LOW	2" HIGH X 6" WIDE	onsi
	1 GALLON @18" O.C.	LOW	2' HIGH X 3' WIDE	gan d C
	1 GALLON@30" O.C.	LOW	2' HIGH X 4' WIDE	ilkes Design and (690 Thalia Street una Beach, CA 92 wilkesdrb@hotmail.com
				Photo Ch, Sign
				The Bea
	CONTAINER SIZE	WULCOL WATER USE	SIZE IN 15 YEARS	es 90 ع الاes
	15 GALLON, STAKED	MODERATE	15' HIGH X 15' SPREAD	D. Wilkes Design and Consulting 690 Thalia Street Laguna Beach, CA 92651 wilkesdrb@hotmail.com
	15 GALLON ESPALIER ON RACK	MODERATE	6' HIGH X 5' WIDE	
				SHEET TITLE:
				PRELIMINARY
_AN1	TING AREA:	SHEET LEGE	IND	
1,9	00 SF	SHEET DESCRI		PLAN
2,1	0 SF 190 SF 201 SF	L-2.0 PLANTI	NG PLAN	PLOT DATE: 2021 0803
21.	47%	L-3.0 IRRIGA	TION DESIGN PLAN	SCALE: $\frac{1}{8}$ " = 1'-0"
		L-4.0 LANDS	CAPE LIGHTING PLAN	SHEET:
2 4	8 16	LW-1 LANDS	CAPE WORKSHEET	L-2.0

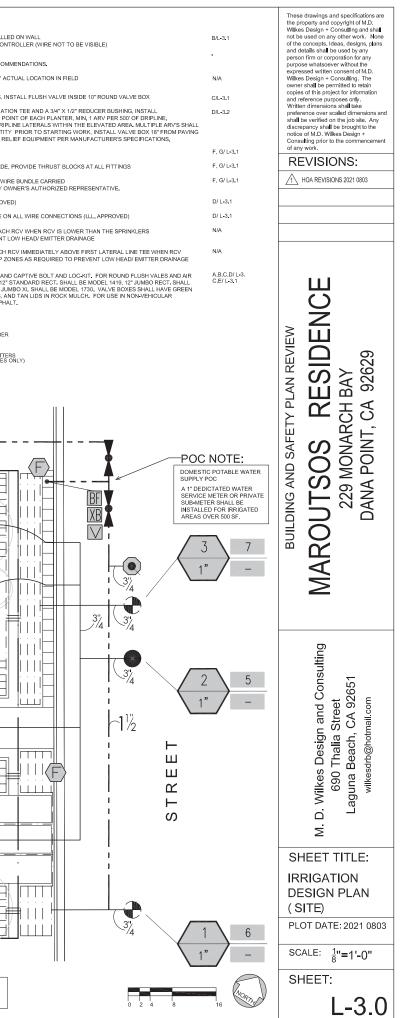
These drawings and specifications are

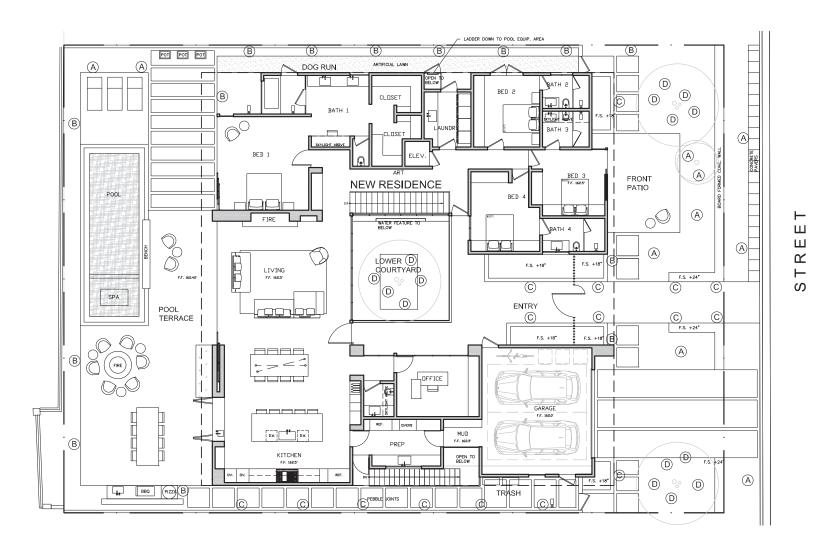
		IRRIGATION MAT	ERIAL LEG	END										
SYMBOL Q. var H. F.	MANUFACT.	MODEL NO. / DESCRIPTION		GPM	PSI	RADIUS	PR (TRI.)	DETAIL		[0	RAINBIRD	6 STATION WEATHER BASED 3 WEATHER SENSORS - MOUNT	SMART CONTROLLER, ES	T-SMT, INSTALLED ON
	RAINBIRD	MPR 5 SERIES WITH 1806 - PRS - 6" TURF AND G/C POF		.10, .20	30	5 ET	1.54 IN./HR.	H & I /L-3.1		Œ	HUNTER	FLOW-CLICK-200, WIRE TO CC #18 AWG WIRE IN 1" CONDUIT.		TURER'S RECOMMENT
· · · · · · · · · · · · · · · · · · ·	RAINBIRD	MPR 8 SERIES WITH 1806 - PRS - 6" TURF AND G/C POP		.26, VAR, .52, 1.05		8 FT	1.58 IN./HR.	H&I/L-3.1		Œ	N/A	120 VOLT ELECTRICAL POWER		
	RAINBIRD	MPR 10 SERIES WITH 1806 - PRS - 6" TURF AND G/C PC	P UP HEAD	.39, .VAR, .79, 1.58	30	10 FT	1.52 IN./HR.	H & I /L-3.1		Æ	LASCO	SCH. 40 PVC BALL VALVE, 1/2"	" SIZE WITH THREADED C	ONNECTIONS, INSTAL
▽	RAINBIRD	RWS-M-B-1402 ROOT WATERING SERIES BUBBLER WI EACH SYMBOL REPRESENTS TWO BUBBLERS PER TR EDGE OF ROOTBALL ON OPPOSITE SIDES OF TREE TO	EE, PLACE BUBBLERS	AT M, 30 PSI				A/L-3.1		æ	RAINBIRD	ARV050 1/2" AIR/VACUUM REL AIR RELIEF ASSEMBLY INSIDE USING AIR RELIEF LATERAL, C BE REQUIRED PER RCV WITHI	E A 6" ROUND VALVE BOX CONNECT AIR RELIEF VAL	AT THE HIGH POINT O
0	RAINBIRD	1/2" TREADED TO 1/4" BARB POINT CONNECTOR WITH ONE PER POT, COORDINATE WITH POT LOCATION, LO		SIDE				NOT USED				AND AT HIGH POINTS OF PLAN	NTER AREA. INSTALL ALL	AIR VACUUM RELIEF
0	RAINBIRD	PCT-10-1032 1/2" TREADED POINT SOURCE BUBBLER V ONE PER VINE, COORDINATE WITH PLANT LOCATION	WITH SCH 80 RISER,					NOT USED			 AS APPROVEL AS APPROVEL 			
	RAINBIRD	XFD-06-12-100 DRIP TUBING WITH 61 GPH EMITTERS TUBING ROWS A MAXIMUM OF 16" APART IN SHRUB AI ON GRADE AND COVERED WITH 2" OF MULCH (OR GR	REAS. ALL TUBING SHA	ALL BE				E,F,G/ L-3.2		====	AS APPROVED	D PVC PIPE SCH. 40 AS SLEEVIN PLACE BELOW ALL PAVING, H	NG, TWICE THE DIAMETER IARDSCAPE ETC. AND AS	R OF PIPE OR WIRE BL DIRECTED BY OWNER
		CENTER, VERIFY THE LAYOUT AND SPACING IN THE F								NO SYMBOL NO SYMBOL	AS APPROVED	D IRRIGATION CONTROL WIRE # DBY-6 DIRECT BURIAL WATER		
NO SYMBOL	RAINBIRD	"XF" DRIPLINE FITTINGS WITH PVC TEE OR ELL FITTIN	GS FOR CONNECTIONS	S BETWEEN PVC LATERAL	L LINES AND	D DRIP TUBI	NG	E,F,G/ L-3.2		NO SYMBOL	к.в.і.	KSC-XXX-S SWING CHECK VAI	LVE, LINE SIZE, 1 DOWNS	STREAM OF EACH RCV
00	N/A	IRRIGATION POINT OF CONNECTION DOMESTIC WATER BACK FLOW PREVENTER BY OTHEI	RS					N/A N/A		NO SYMBOL	к.в.і.	INSTALL WITHIN SPRINKLER/ I		
- •	FEBCO	#850 - 1" IN LINE DESIGN DOUBLE CHECK VALUE ASSE		ER, OR APPROVED EQUA	L					NO STINDOL	N.D.I.	IS HIGHER THAN THE SPRINKI		
	LASCO	SLO-CLOSE SCH. 80 PVC TRUE-UNION BALL VALVE WI	TH SOLVENT WELD CO	NNECTIONS, LINE SIZE				B/ L-3.2		NO SYMBOL	AS APPROVED	RELIEF VALVES USE MODEL 7	708, 10" ROUND SHALL BE	MODEL 910, 12" STAN
	SUPERIOR	MODEL 3200150RW 1" NORMALLY OPEN, MASTER CON	ITROL VALVE, PROVIDE	ED BY LANDSCAPE CONT	RACTOR, IN	NSTALLED B	Y PLUMBER	A/L-3.2				BE MODEL 1220, SUPER JUMB HDPE BODY AND GREEN LIDS TRAFFIC SITUATIONS ONLY.	IN TURF, GREEN LIDS IN	SHRUB BEDS, AND TA
٥	RAINBIRD	REMOTE CONTROL VALVE, MODEL: 100-DVF (1") SERIE PRESSURE REGULATED, PLASTIC REMOTE CONTROL		N				C/L-3.1	6	2	5	1		
•	RAINBIRD	REMOTE CONTROL VALVE , MODEL: XCZ-075-PRF (1") VALVE ASSEMBLY, SIZE AS SHOWN						E/L-3.1	1"	- /	1"	-		
•	RAIN BIRD	(44LRC, 33 DLRC) QUICK COUPLER VALVE, INSTALL WI	THIN 10" ROUND VALVE	EBOX										QTY. OF EMITTERS (IN DRIP ZONES ONLY
		8 5		7		2				$/$ \langle	4	1		—VALVE SIZE
			31/4	31/4	/	- ``	3"/4		3"4 0 3	3″4 0 3″4				
GENERAL IRRIGATION	NOTES	:		 =	==		3/4		+	COPPE	TION TO R THROUGH	POOL EQUIP. AREA		
 If IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIAR DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETO WORK WITH OTHERS FOR THE LOCATION AND THE INSTALLA THROWE WALLS, UNDER: ROADWAYS, PAVING, STRUCTUR 	C AND COORDINATE	ITS												
 THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. AREAS IS FOR DESIGN CLARRICATION ONLY AND SHALL BE AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN PLANING AND ARCHITECTURAL FEATURES. 	SHOWN WITHIN PAVI E INSTALLED IN PLANTI	NG			==									
 THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM O THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION OF CONNECTION. THE CONTRACTOR SHALL VERIFY WATEL 	N DRAWINGS AT EAC	H POINT			- · ·	₹Ę≯-	<u></u>							
CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE W ON THE DRAWINGS AND THE ACTUAL PRESSURE READING 5 CONNECTION TO THE OWNER' AUTHORIZED REPRESENTATIV DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CON	VATER PRESSURE INDIG AT THE IRRIGATION PC /E. IN THE EVENT PRES ISTRUCTION, THE	CATED JINT OF ISURE											1	
CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR AN 4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOW	WN ON THE DRAWING	SS WHEN							Ý	Ý			FRONT PATIO	
IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIE IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEED ENGINEERING, SUCH OBSTRUCTIONS OR DIFFERENCES SHO ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE, NOTIFICATION IS NOT PERFORMED. THE CONTRACTOR SHA	N CONSIDERED IN THE DULD BE BROUGHT TO . IN THE EVENT THIS													
RESPONSIBILITY FOR ANY REVISIONS NECESSARY.				Π	<u>_</u>				3"/4	3"//4				
 IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON TI CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATIO SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS. 	ON OF CONTROL WIRE			BENG			6	C		A				
 INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN OR TEFLON PIPE DOPE ON ALL PVC TO PVC MALE PIPE THRI SWING JOINT AND VALVE ASSEMBLIES. 	eads on all sprinki	.ER			J			-					37	
 ADJUSTING OF ALL LAWN HEADS BY THE CONTRACTOR, SC SPRINKLER HEAD IS 1/4" ABOVE FINISH GRADE, SHALL BE AC (10) DAYS AFTER NOTIFICATION BY THE OWNER'S AUTHORIZI 	COMPLISHED WITHIN ED REPRESENTATIVE.	N TEN		PO	OL RRACE								<u> </u>	
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FIN BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLAY		REA TO			THUE						- •			
 THE CONTRACTOR SHALL FULSH AND ADJUST ALL SPRINCLE PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALK BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INICUDE AD AND HUNTER HEADS, SELECTING THE BEST DEGREE OF ARC. CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EA 	(S, ROADWAYS AND/ DJUSTING THE RADIUS (TO FIT THE EXISTING S	OR DF TORO ITE												
OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM. 10. PRESSURE REGULATING DEVICES ARE REQUIRED IF THE WATI	ER PRESSURE IS BELOW	V OR			4 									3"/4
EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED I 11. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON				 		\leq								
LOW POINT DRAINAGE COULD OCCUR. 12. A DIAGRAM OF THE IRRIGATION PLAN SHALL BE KEPT WITH														<u></u>
FOR SUBSEQUENT MANAGEMENT PURPOSES.			1	Ĕ Ĕ	6									· ·
 A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AN DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, O LANDSCAPE CONTRACTOR FOR THE PROJECT. 	ND CERTIFIED BY EITHE OR THE LICENCSED	R THE												
14. AN IRRIGATION AUDIT SHALL BE COMPLETED AT THE TIME O	PF FINAL INSPECTION.											FOERE		
								L						U
							Γ	WATER PRESS	URE NOTE:		MOUNT CONTRO ON EXTERIOR W 5' ABOVE PAVINO	ALL G, CONNECT		
									PRESSURE IS ASSUI 60 PS1 AT THE POINT		I HAVE COMPI	UIED WITH THE CRITERIA OF THE	IRRIGATION GUIDELINE	ES AND

- THIS DESIGN IS DIA AREAS IS FOR DE AREAS WHERE PO PLANTING AND A
- THE SPRINKLER SY: THE MAXIMUM FLO OF CONNECTION CONSTRUCTION. ON THE DRAWIN CONNECTION T DIFFERENCES ARE CONTRACTOR SH
- 4. DO NOT WILLFULL IT IS OBVIOUS IN T IN THE AREA DIME ENGINEERING. ATTENTION OF T NOTIFICATION IS RESPONSIBILITY F
- IN ADDITION TO 1 CONTRACTOR SH SLEEVES OF SUFFI
- 6. INSTALL ALL PIPE / OR TEFLON PIPE E SWING JOINT AN
- ADJUSTING OF AI SPRINKLER HEAD I (10) DAYS AFTER 1
- 8. ALL SPRINKLER HE BE IRRIGATED UN
- 9. THE CONTRACTO PERFORMANCE A BUILDINGS AS MU AND HUNTER HEA CONDITIONS AND OPTIMUM OPER.
- 10. PRESSURE REGUL EXCEEDS THE REC
- 11. CHECK VALVES C LOW POINT DRAI
- 12. A DIAGRAM OF 1 FOR SUBSEQUENT
- A CERTIFICATION DESIGNER OF THE LANDSCAPE CON
- 14. AN IRRIGATION

A MINIMUM OF 60 PS1 AT THE POINT OF CONNECTION AND ANTICIPATED PRESSURE LOSS THROUGH THE SYSTEM AS DESIGNED IS A MAXIMUM OF 30 PSI.

I HAVE COMPLIED WITH THE CRITERIA OF THE IRRIGATION GUIDELINES AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN





LIGHTING LEGEND

FIXTUF	RES				
SYMBOL	DESCRIPTION	LUMEN TYPE AND WATT	LUMENS	MANUFACTURER	QUANTITY
A	MARINER TREE UPLIGHT: SLX16-BR-60-G-8M27-H-P-T/R-12-BLP	3 W LED	300	AURORA INDUSTRIES	10
В	MERIDIAN PATH LIGHT: LSW8-PL-BR-M-27D-16-T/R-12-BLP	1.25 W LED	200	AURORA INDUSTRIES	14
©	MERIDIAN BULLET LIGHT: LSW8-BR-M-27D-R-FM-BLP	1.25 W LED	200	AURORA INDUSTRIES	14
D	TAOS PENDANT LIGHT: HDL11-HL-BR-P2-G-4-M-27D-P-MP-R-BLP	1.5W LED	150	AURORA INDUSTRIES	15
				TOTAL QTY.	53
Т	TRANSFORMER X600SOD : 600W 12/24VAC Outdoor Magnetic Lighting Transformer	=		MAGNITUDE LIGHTING	2
	Dan Lehouillier LIGHT Lighting Manufacturers Representative Architectural Commercial Contract 2421 W. 205th Street Suite D107 Torran	ce. CA 90501			
	p. 310.798.0992 x117 c. 310.874.8780				

LIGHTING FIXTURES



1. PROVIDE 12/2 OR 10/2 DIRECT BURIAL CABLE AS REQUIRED FOR LOW VOLT APPLICATIONS

2. PROVIDE MULTIPLE RUNS AT DIFFERENT VOLTAGE TAPS AS NECESSARY TO PROVIDE EVEN LIGHTING AND VOLTAGE DROPS

3. PROVIDE 120V OUTLET AT TRANSFORMER LOCATION

4. INSTALL CABLE IN PVC SLEEVING, MINIMUM 1.5" DIAMETER, UNDER ALL PAVING

5. INSTALL CABLE RUNS ADJACENT TO HARDSCAPE EDGES WHERE POSSIBLE

6. LEAVE 24" LOOP AT EACH FIXTURE FOR FUTURE ADJUSTMENTS

7. CONDUCT NIGHT-TIME REVIEW AND SET UP FOR ALL FIXTURES

8. REVIEW ALL LIGHTING LOCATIONS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

ALL DIRECTIONAL UPLIGHTS AND FLOOD LIGHTS SHALL BE SHIELDED AND DIRECTED AWAY FROM





I hereby certify that:

MICHAEL D WILKES

Signature

949.637.1050 Telephone





H20 Ref.

0 - 0.1 0.1 - 0.3 0.4 - 0.6 0.7 - 1.0 1

I hereby certify that:

Requirements.

Print Name

Signature

Address Telephone

Landscape Design Professional's Stamp (If Appropriate)

Hydrozone*	Zone or Valve	Irr. Method**	Area (sq ft)	% of Landscape		•	**			
Low Water Med. Water	2	Drip(D) Bubbler(B)	600 110	24.4% 4,5%		High Water Med. Water	Bubbler(B) Drip(D)			
Low Water Low Water		Drip(D) Bubbler(B)	675 25	27.4%		Low Water V. Low Water	Spray(5) Micro(MS)			
Low Water Med. Water	5	Drip(D) Drip(D)	50 180	2.0%			Rotor (R.) Other(O)			
Low Water	7	Drip(D)	115	4,7%			(orver(o)			
Low Water	8	Drip(D)	435	17.7%						
Subtotal Irrig	pated Area		2,190	88.9%			Water Type Pool/Spa			
Pool/Spa	9	N/A	268	10.9%			Water A Water B Water C Water D			
Water A Subtotal Wat	9	N/A	200 6 274	0.2%			Water E Water F			
Subtotal Wa	ter rotea	TOTAL	2,464	100%						
SECTION B. V	WATER BUDGET	CALCULATION	15							
SECTION B1.	MAXIMUM AP	PLIED WATER A	ALOWANCE (M	AWA)						
ETo = Refere 0.55 = ET Ad LA = Landsca 0.62 = Conve	iximum Applied nce Evapotrans justment Factor ope Area includir ertion Factor (to p of the landsca	iration from A (ETAF) g Special Lands gallons per squ	ppendix A (inche scape Areas (squ are foot)			45.1 0.55 2,464 0.62 0				
0.3 = The ad	ditional ET adjus	tment factor fo	AREA	ape Areas (1.0 - 0.7 -	= 0.3) SLA	0.3				
ETo 45.1	0.62	0.55	AREA 2,464	0.3	0					
(45.1) (0.62)	[(0.55 x 2324) +	(0.3 x 0)] =		MAWA	37,894	1				
	ESTIMATED TO			formula						
(Eto) (.062) ((PF x HA/IE) * S	A) = ETWU		- contracting						
ETo = Refere	mated Total Wa nce Evapotransp actor from WULC	iration (inches	per year)							
HA = Hydroz SLA = Special	one Area (low, r I Landscape Area	nedium & high (square feet)		re feet)						
0.62 = Conve	ersation Factor (n Efficiency (min	o gallons per s	quare feet)							
APPENDIX B	WATER EFFICIE	NT LANDSCAP	E WORKSHEET							
Reference Ev	apotranspiratio	(ETo)	45.1							
Hydrozone	Description	Plant Fac. (PF	Irr. Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area	(sf) ETAF x Area	ETWU		Plant Fact
1	NDSCAPE AREAS Shrubs	0.3	Drip(D)	0.81	0.37	600	222.22	6,213.78		0
2	Trees	0.5	Bubbler(B) Drip(D)	0.75	0.67	110	73.33 250.00	2,050.55		0.1
4	Trees	0.3	Bubbler(B)	0.75	0.40	25	10.00	279.62		0.3
5	Shrubs Shrubs	0.3	Drip(D) Drip(D)	0.81	0.37	50 180	18.52 111.11	517.81 3,106.89		0.4
7	Shrubs	0.3	Other(O)	0.81	0.37	115	42.59	1,190.97		0.6
8 9	Shrubs Water	0.3	Other(O) Other(O)	0.81	0.37	435 274	161.11 274.00	4,504.99 7,661.59		0.9
										1
SPECIAL LAN	DSCAPE AREA			Totals		2,464	1,163			
				1 Totais	0	0	0			
				Maximum A	lowed Water	ETWU Te Allowance (MAW		32,517 37,894	COMPLIES	
	Description		Irr. Method	Irr. Efficiency (IE)			62 x ETAF x Area	i.		
	Shrubs Ground Cov.		Pop up spray Rotor	0.75		MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) +	SLA)]	
	Trees		Micro spray Bubbler	0.75						
	Water		Drip	0.81						
			Sub Irrigation Open Water	0.9						
ETAF Calculat	tions									
Regular Land	scape Areas	1.000	-	harmer track	hand a too t		OFF or bulk		Areas	
Total ETAF x . Total Area		1,163 2,464		Average ETAF for R	segular Landso	cape Areas must b	e u.55 or below f	or residential	Areas	
Average ETAI	F	0.47	_							
All Landscape	Areas	1,163	1							
Total Area		2,464	-							
Average ETAI		0.47								
ETWU CALCU										
Hydrozone 1	ETo 45.1	Conv. Factor 0.62	PF 0.3	HA 600	IE 0.81	ETWU#	6.214			
2	45.1	0.62	0.5	110	0.75	ETWU= ETWU=	2,051			
3 4	45.1 45.1	0.62	0.3	675 25	0.81 0.75	ETWU=	6,991 280			
	45.1 45.1	0.62	0.3	50 180	0.81	ETWU= ETWU+	518 3,107			
5	45.1	0.62	0.3	115	0.81	ETWU=	1,191 4,505			
6 7	45.1	0.62	0.3	435	0.81	ETWU+	4,505 7,662			
6						TOTAL=	32,517			
6 7 8										
6 7 8 9 Average ETA	F for Regular Las PF		ETAF	1						
6 7 8 9 Average ETAL Hydrozone 1	PF 0.3	El 0.81	0.37							
6 7 8 9 Hydrozone 1 2 3	PF 0.3 0.5 0.3	El 0.81 0.75 0.81	0.37 0.67 0.37							
6 7 8 9 9 Hydrozone 1 2 3 4	PF 0.3 0.5 0.3 0.3	El 0.81 0.75 0.81 0.75	0.37 0.67 0.37 0.40							
6 7 8 9 9 Hydrozone 1 2 3 4 5 6	PF 0.3 0.5 0.3 0.3 0.3 0.3 0.5	El 0.81 0.75 0.81 0.75 0.81 0.81 0.81	0.37 0.67 0.37 0.40 0.37 0.62							
6 7 8 9 9 Average ETA Hydrozone 1 2 3 4 5	PF 0.3 0.5 0.3 0.3 0.3	El 0.81 0.75 0.81 0.75 0.81	0.37 0.67 0.37 0.40 0.37 0.62 0.37 0.37							
6 7 8 9 Hydrozone 1 2 3 4 5 6 7	PF 0.3 0.5 0.3 0.3 0.3 0.3 0.5 0.3	El 0.81 0.75 0.81 0.75 0.81 0.81 0.81	0.37 0.67 0.37 0.40 0.37 0.62 0.37							
6 7 8 9 9 Hydrozone 1 2 3 4 5 6 7 7 8 9 Total LTAF A	PF 0.3 0.5 0.3 0.3 0.3 0.3 0.5 0.3 0.3 1	El 0.81 0.75 0.81 0.75 0.81 0.81 0.81 0.81 1.00	0.37 0.67 0.37 0.40 0.37 0.62 0.37 0.37							
6 7 8 9 9 Average ETA Hydrozone 1 2 3 4 5 6 7 8	PF 0.3 0.5 0.3 0.3 0.3 0.3 0.5 0.3 0.3 1 1	El 0.81 0.75 0.81 0.75 0.81 0.81 0.81 0.81 1.00	0.37 0.67 0.37 0.40 0.37 0.62 0.37 0.37							

MAWA 37,894 ETWU 32,517

ETWU Complies with MAWA

Appendix B

CERTIFICATION OF LANDSCAPE DESIGN

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.

(2) The landscape design and water use calculations for the property located at 229 MONARCH BEACH DRIVE ____ (provide street

address and parcel number(s)) were prepared by me or under my supervision.

(3) The landscape design and water use calculations for the identified property comply with the requirements of the City of Dana Point Zoning Code (Chapter 9.55 - Water Efficient Landscape Standards and Requirements) and the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.

(4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Water Efficient Landscape Standards and Requirements.

JUNE 7, 2021 Date

6094 License Number

690 THALIA STREET, LAGUNA BEACH, CA 92651 Address

wilkesdrb@hotmail.com E-mail Address

Landscape Design Professional's Stamp

Appendix E

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

(2) The landscape project for the property located at _____

(provide street address and parcel number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the (c) The indicating to the information property has been instantial of automatical contormance with the approved Landscape Documentation Package and complex with the requirements of the City of Dana Point Zoning Code (Chapter 55 - Water Efficient Landscape Standards and Requirements) and the City of Dana Point Submittal Requirements and Guidelines for Implementation of the City of Dana Point Landscape Standards and Requirements for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

a. Irrigation scheduling parameters used to set the controller;

b. Landscape and irrigation maintenance schedule;

c. Irrigation audit report; and

d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

____ Yes ____ No

b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

____ Yes ____ No

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and Given the information make provided in the Califordia provided and the Califordia of
Date

License Number

E-mail Address

These drawings and specifications are the property and copyright of M.D. Wilkes Design + Consulting and shall not be used on any other work. None of the concepts, ideas, designs, plans and details shall be used by any person firm or corporation for any purpose whatsoever without the expressed written consent of M.D. Wilkes Design + Consulting. The owner shall be permitted to relain copies of this project for information and reference purposes only. Withen dimensions shall take preference over scaled dimensions and shal be verified on the job sile, Any discrepancy shall be hought to the notice of M.D. Wilkes Design + Consulting prior to the commencement of any work. REVISIONS: HOA REVISIONS 2021 0803
BUILDING AND SAFETY PLAN REVIEW MAROUTSOS RESIDENCE 229 MONARCH BAY DANA POINT, CA 92629
M. D. Wilkes Design and Consulting M. D. Wilkes Design and Consulting 690 Thalia Street Laguna Beach, CA 92651 milkesdrb@hotmail.com
SHEET TITLE: LANDSCAPE WORKSHEET (CALCULATIONS) PLOT DATE: 2021 0803
SCALE:

LW-1